

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

About this summary of submissions

The submissions received on each plan change are summarised by 'submitter' and by 'provision'

All submissions have a unique number e.g. 'PC24.01' is Submission 1 to Plan Change 24, and each submission point within a submission has a unique point number e.g. '1.01', is submission point 1 of submission 1

Where a submitter has requested additions, these are shown in **red underlined text**, with deletions shown in **red strikethrough text**

As this is a summary only, submissions should be referred to in full

The names of Acts, Regulations, Policies, Plans and Plan Changes have been abbreviated for brevity

Some submitters have included specific requests for changes in accordance with plans provided in their submissions – where these plans are referred to in the summary, they can also be found in [Appendix 1](#) at the end of the summary

Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Entire Plan Change / General								
Wanaka Helicopters Ltd	PC23.05	5.01	Plan Change 23	General	Aerial Agricultural Aviation/Aircraft movements		Support of NZAAA (PC23.02) as they act in interests of Agricultural Aviation.	Support the submission of the NZAAA (PC23.02).
Director-General of Conservation	PC23.07	7.01	Plan Change 23	Entire Plan Change		Support in Part	Support the overall approach of providing for the General Rural Zone, Natural Features and Landscapes, and Natural Character as giving effect to the relevant higher order documents. Provisions which are not specifically addressed below are supported for the reasons given in the Section 32 Report.	Retain as notified, except where specific changes are requested.
Helicopters South Canterbury	PC23.22	23.01	Plan Change 23	General	Aerial Agricultural Aviation/Aircraft movements		Support the submission of NZAAA (PC23.02).	Support the submission of the NZAAA (PC23.02).
Genesis Energy Limited	PC23.40	40.10	Plan Change 23	Entire Plan Change	Entire Plan Change	Support	The deletion of Schedule A, and rules 13.1.1, 13.2.1 and 13.3.1, and assessment matter 16.3.j in Section 7 of the operative MDP is supported, subject to adoption of the relief sought in Genesis submissions across PC23, PC24, PC25, PC26 & PC27.	Subject to adoption of the relief sought by Genesis across PC23, PC24, PC25, PC26 and PC27, retain the deletion of Schedule A of Section 7 and rules 13.1.1, 13.2.1 and 13.3.1, and assessment matter 16.3.j in section 7 of the MDP as notified.
Ant Frith	PC23.01	1.01	Plan Change 23	Rules		Oppose in part	Need ability to repair/ replace existing fences to ensure that stock is kept out of neighbours and DOC estate. Where vegetation has overgrown existing fence lines then clearance needs to be allowed to repair/replace. There need to be provision to replace existing fences with fences more appropriate for use e.g. deer vs cattle vs sheep and netting on the bottom to restrict access/migration of Wallabies and or predator fence on the edge of DOC estate. This can't be done with a 7 wire fence. The migration of wallabies on the eastern side of the lake from the south is a major problem.	
Ant Frith	PC23.01	1.02	Plan Change 23	Rules		Oppose in part	Under proposed rules the removal of vegetation is a non-complying activity, (other than minor removal for fencing). It is also a non-complying activity to plant anything including natives in the ONL and above 900m. This makes no sense. There is plenty of native vegetation above 900m especially in gullies. Many of the remnant vegetation is in the gullies.	Native planting for rejuvenation and carbon sinks should be allowed in these areas.
Ant Frith	PC23.01	1.04	Plan Change 23	Rules		Oppose in part	The proposed rules of assessment are contradictory. If you want mustering huts located in areas where they are not visible they are generally by default in gullies and areas protected from the wind. In those areas it is almost impossible to comply with the assessment rule that they do not be within 30m of "at-risk" plant in Appendix W. Balance needs to be given between consenting costs and the value of the works. It is not reasonable to require consenting costs of \$50k if the cost of the hut is \$20k.	Provision should be made for the refurbishment and establishment of musterers huts in the ONL and above 900m as a permitted activity provided: a. there is only one hut per 1,000ha; and b. the hut should be no more than 50m ² in size and not for permanent use and shall comply with the reflectivity rules and be neutral in colour.
Ant Frith	PC23.01	1.05	Plan Change 23	Rules		Oppose in part		Solar panels on roofs or out of sight of roads and public places should be permitted.

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Ant Frith	PC23.01	1.06	Plan Change 23	Rules		Oppose in part		Provision should be made for mini hydro schemes to enable the powering of properties and to feed excess power into the grid.
Interpretation								
Te Rūnanga o Ngāi Tahu	P3.25	25.01	Interpretation	Definitions and Abbreviations	All	Neutral	Do not oppose Interpretation, Definitions, Definition Nesting Table or Abbreviations unless specified later in this table.	Retain as notified.
Nova Energy Limited	PC23.12	12.04	Interpretation	Definitions	All	Support	Supports the insertion, amendment and deletion of definitions as proposed.	Retain as notified.
Opuha Water Limited	23.43	43.03	Interpretation	Definitions	Various	Support	The following definitions are considered appropriate in the context of the plan provisions within PC23: Building, Building coverage, Building footprint, Earthworks, Effect, Functional need, Irrigation, Quarrying activities, Structure, and Wetland.	Retain the following proposed definitions as notified: Building, Building coverage, Building footprint, Earthworks, Effect, Functional need, Irrigation, Quarrying activities, Structure, and Wetland.
New Zealand Agricultural Aviation Association	PC23.02	2.02	Interpretation	Definitions	Airfield	Support in Part	A specific definition for rural airstrips that recognises the intermittent nature of use by agricultural aircraft should be provided.	Amend the definition as follows: means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, excluding helicopters and rural airstrips .
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.01	Interpretation	Definitions	Airfield	Support in Part	Seeks for helicopters to be included in this definition as some maintenance of helicopters are conducted in locations and at worksites.	Add to the definition: means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, excluding helicopters.
New Zealand Heavy Haulage Association	PC23.51	51.01	Interpretation	Definitions	Building	Support		
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.03	Interpretation	Definitions	Commercial Activity	Support	Supports the definition of Commercial activities.	Retain as notified.
PF Olsen	PC23.04	24.01	Interpretation	Definitions	Commercial Forest or Commercial Forestry	Support	Definition is consistent with the NES-CF.	Retain as notified.
PF Olsen	PC23.04	24.02	Interpretation	Definitions	Commercial Forestry Activity	Support	Definition is consistent with the NES-CF.	Retain as notified.
Canterbury Regional Council	PC23.45	45.01	Interpretation	Definitions	Community Corrections Activity	Support in Part	Note that this definition is sourced from the National Planning Standards, but the source has not been acknowledged.	Add note to definition: (National Planning Standard Definition)
New Zealand Agricultural Aviation Association	PC23.02	2.04	Interpretation	Definitions	Conservation Activity	Support	Supports the definition of Conservation Activities.	Retain as notified.
Director-General of Conservation	PC23.07	7.02	Interpretation	Definitions	Conservation Activity	Support	The definition is consistent with the definition in the Conservation Act 1987, and enables the Plan to recognise and provide for such activities as appropriate.	Retain as notified.

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Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.04	Interpretation	Definitions	Conservation Activity	Support	Supports the definition of Conservation activities.	Retain as notified.
Helios Energy Limited	PC23.08	8.03	Interpretation	Definitions	Earthworks	Support	Supportive of this not applying to Renewable Electricity Generation and the GRUZ.	Retain as notified.
Forest and Bird	PC23.36	36.01	Interpretation	Definitions	Earthworks	Support in Part	It is not clear from the information on the council website whether the intent is to exclude the District Plan definition for Earthworks from apply to the REG, INF, and some other specified chapters. https://letstalk.mackenzie.govt.nz/83478/widgets/421384/documents/272560	Ensure the District Plan definition for "Earthworks" applies as that term is used within the REG and INF chapters.
Genesis Energy Limited	PC23.40	40.01	Interpretation	Definitions	Earthworks	Support	The definition of earthworks is supported.	Retain as notified.
Meridian Energy Limited	PC23.44	44.01	Interpretation	Definitions	Earthworks	Support	Considers that the definition of "earthworks" adequately describes the activity.	Retain as notified.
Ministry of Education	PC23.38	38.01	Interpretation	Definitions	Educational Facility	Support	Consistent with the National Planning Standards.	Retain as notified.
PF Olsen	PC23.04	24.03	Interpretation	Definitions	Exotic Continuous Cover Forest or Exotic Continuous Cover Forestry	Support	Definition is consistent with Section 3 of the NES-CF.	Retain as notified.
PF Olsen	PC23.04	24.04	Interpretation	Definitions	Exotic Forest	Support	Definition is consistent with Section 3 of the NES-CF.	Retain as notified.
Murray Valentine	PC23.11	11.01	Interpretation	Definitions	Farm Base Areas	Oppose in Part	The PC23 planning map overlay identifying Farm Base Areas does not include Farm Base Area R32-Simons Pass.	Inclusion of Farm Base Area R32-Simons Pass in the planning maps that the definition of Farm Base Areas in PC23 refers to.
Ministry of Education	PC23.38	38.02	Interpretation	Definitions	Functional Need	Support	Consistent with the National Planning Standards.	Retain as notified.
Meridian Energy Limited	PC23.44	44.02	Interpretation	Definitions	Functional need	Support	Considers that the definition of "functional need" adequately describes the need.	Retain as notified.
Ministry of Education	PC23.38	38.03	Interpretation	Definitions	Habitable Room	Support	Consistent with the National Planning Standards.	Retain as notified.
PF Olsen	PC23.04	24.05	Interpretation	Definitions	Harvest of Closed Canopy Wilding Conifers	Oppose in Part	The definition is very broad, it should be target wilding conifers trees to avoid confusion with any other type of trees or harvesting activity.	Amend to include the word wilding conifer after tree to narrow the scope of the provision.
Canterbury Regional Council	PC23.45	45.02	Interpretation	Definitions	Harvest of Closed Canopy Wilding Conifers	Support in Part	Notes that "wilding conifers" are not defined in the proposed provisions whereas "wilding conifer species" are. For consistency we suggest that the same term is used in the title of this definition. Considers that including the term "...for sale or use..." in the definition could limit harvesting to where there is a market for the harvested wood. Harvesting of the wilding conifers and enabling the land to return to productive use or indigenous vegetation is of huge benefit to the environment even when there is no market for the wood.	Amend definition title: Harvest of closed canopy wilding conifers species Amend the definition: Means felling trees, extracting trees, thinning tree stems and extraction for sale or use (production thinning) , processing trees...

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New Zealand Agricultural Aviation Association	PC23.02	2.05	Interpretation	Definitions	Helicopter Landing Area	Support	Supports the definition of a Helicopter Landing Area.	Retain as notified.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.05	Interpretation	Definitions	Helicopter Landing Area	Support	Supports the definition of a Helicopter Landing Area.	Retain as notified.
Helios Energy Limited	PC23.08	8.04	Interpretation	Definitions	Highly Productive Land	Oppose in Part	Would prefer an amended wider definition that accommodates changes to Land Use capability classes over time from mapping in accordance with the process identified in the NPS-HPL. For example, this definition of Highly Productive Land in the Proposed Combined Wairarapa District Plan encompasses more detail about the process: "As shown in planning maps and has the same meaning as in the NPS-HPL (as set out below): means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land)."	Amend definition as follows: means land classified as Land Use Capability classes 1, 2, or 3 as determined in that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 of the NPS-HPL. See clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land.
New Zealand Pork	PC23.26	26.01	Interpretation	Definitions	Highly Productive Land	Support in Part	The current wording defines that only and all land classified as LUC class 1, 2 or 3 is deemed Highly Productive Land. This reflects the transitional approach of the NPSHPL until the highly productive land is mapped and the maps included in a regional policy statement. Clause 3.4 of the NPS-HPL states that: (3) Regional councils may map land that is in a general rural zone or a rural production zone, but is not LUC 1, 2, or 3 land, as highly productive land if the land is, or has the potential to be (based on current uses of similar land in the region), highly productive for land-based primary production in that region, having regard to the soil type, physical characteristics of the land and soil, and climate of the area. (5) (c) small, discrete areas of land that are not LUC 1, 2, or 3 land, but are within a large and geographically cohesive area of LUC 1, 2, or 3 land, may be included: and (5) (d) small, discrete areas of LUC 1,2, or 3 land and need not be included if they are separated from any large and geographically cohesive area of LUC 1, 2, or 3 land. Therefore, we expect the outcome of the regional mapping exercise to provide a more nuanced approach which may for example identify Highly Productive Land beyond LUC 1, 2, and 3. The proposed plan would be improved by referencing the NPS-HPL definition of Highly Productive Land which covers the future and transitional framework.	Amend definition as follows: means land classified as Land Use Capability classes 1, 2, or 3 as determined in accordance with the National Policy Statement for Highly Productive Land 2022: means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land). (National Policy Statement for Highly Productive Land 2022 definition)
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.08	Interpretation	Definitions	Infrastructure	Support	Support this definition.	Retain as notified.

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Genesis Energy Limited	PC23.40	40.02	Interpretation	Definitions	Infrastructure	Oppose	Infrastructure is included in the list of definitions associated with PC23, however is not marked as being subject to a plan change. Infrastructure is defined as having the same meaning as in section 2 of the RMA which includes “facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity”. While Genesis consider it is appropriate that the RMA definition of infrastructure forms the basis of the definition, the definition should be extended to include energy storage systems, recognising the role that such systems are likely to play in future electricity systems.	Amend the definition of infrastructure as follows: Has the same meaning as in section 2 of the RMA, <u>with an added reference to energy storage</u> , (as set out below) Means — ... (d) facilities for the generation of electricity, <u>energy storage</u> , lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— a. uses them in connection with the generation of electricity for the person’s use; and b. does not use them to generate any electricity for supply to any other person: ... Alternatively, if the definition of Infrastructure is not amended, then all provisions in all of PC23, PC24, PC25, PC26 and PC27 that refer to “Infrastructure” should be amended to refer to “Infrastructure <u>and energy storage facilities</u> ”.
Meridian Energy Limited	PC23.44	44.03	Interpretation	Definitions	Infrastructure	Oppose	The term “infrastructure” is listed in PC23’s definitions but is not marked as being affected by a plan change. The definition states that “infrastructure” has the same meaning as in section 2 of the Act. This includes “facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity”. Considers that it is appropriate to adopt the definition of infrastructure from the Act as a base, however there is a significant gap in the definition with energy storage facilities not included in the list. Energy storage facilities are key to capturing electricity generated during periods when demand is less than supply (i.e. generation) and then supplying electricity when demand is greater than supply. This aids efficiency of energy use and helps to prevent outages. Given the national significance of renewable electricity sources and minimising the use of non-renewable electricity sources, Meridian considers that such facilities should be specifically identified in the definition of “infrastructure”.	Amend the first line and part (d) of the definition of “Infrastructure” as follows: Has the same meaning as in section 2 of the RMA, <u>with an added reference to energy storage facilities</u> , (as set out below)... (d) facilities for the generation of electricity, <u>energy storage facilities associated with the supply of renewable electricity</u> , lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person Alternatively, if the definition of “Infrastructure” is not amended, then all provisions in all of PC23, PC24, PC25, PC26 and PC27 that refer to “Infrastructure” should be amended to refer to “Infrastructure <u>and energy storage facilities associated with the supply of renewable electricity</u> ”.
New Zealand Pork	PC23.26	26.02	Interpretation	Definitions	Intensive Primary Production	Support in Full	Support definition of intensive primary production, noting that the definition encompasses the National Planning Standards Definition for Intensive Indoor Primary Production.	Retain as notified.
Canterbury Regional Council	PC23.45	45.04	Interpretation	Definitions	Mining	Support in Part	Minor omission.	Amend the definition: ...b. includes i. the injection of petroleum into an underground gas storage facility; and

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								ii. the extraction of petroleum from an underground gas storage facility; but C. does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph a.
PF Olsen	PC23.04	24.06	Interpretation	Definitions	Land Rehabilitation	Oppose in Part	The provision directs that land rehabilitation after harvesting a closed canopy of wilding conifers be pasture only. There is no justification for this requirement. This type of rule where it is conditional to one land use should be avoided.	Amend to align with measures provided in the NES-CF.
Canterbury Regional Council	PC23.45	45.03	Interpretation	Definitions	Land Rehabilitation	Support in Part	Consequential change. Notes that this definition contemplates only the restoration of pasture for livestock grazing. While this is important especially where the regrowth of wilding conifer species is highly likely, Environment Canterbury would also like to see provision for other land uses including the restoration of indigenous biodiversity.	Amend the definition: Means the rehabilitation of land following harvest of closed canopy wilding conifers species through the restoration of pasture or indigenous vegetation through means including cultivation, root raking, direct drilling, planting , fencing, topdressing and oversowing.
Grampians Station Limited	PC23.52	52.01	Interpretation	Definitions	Land Rehabilitation	Oppose in Part	The control of wilding conifers is a district wide issue and the ability to remediate land and prevent reinfestation following the removal of wildings should not be limited to the removal of closed canopy wilding conifers.	Amend definition to read: Means the rehabilitation of land following harvest of closed canopy removal of wilding conifers through restoration of pasture through means including cultivation, root-raking, direct drilling, fencing, topdressing and oversowing.
New Zealand Pork	PC23.26	26.03	Interpretation	Definitions	Minor Residential Unit	Oppose in Full	Oppose the lack of specific provision for workers accommodation.	Include a definition of workers accommodation and specific rule structure.
Ministry of Education	PC23.38	38.04	Interpretation	Definitions	Operational Need	Support	Consistent with the National Planning Standards.	Retain as notified.
Genesis Energy Limited	PC23.40	40.03	Interpretation	Definitions	Operational Need	Support	The definition of “Operational need” is currently limited to the residential, commercial and mixed use and general industrial zones and Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of the term to those chapters introduced through plan changes 23, 24, 25, 26 and 27, where the terms are used in those chapters. On this basis, the definition of “operational need” is supported and should be applied throughout the plan.	Retain as notified.
Meridian Energy Limited	PC23.44	44.04	Interpretation	Definitions	Operational need	Support	The definition of “operational need” is coloured pink in PC23 meaning the term is currently limited to the residential, commercial and mixed use and general industrial zones and Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of the term to those chapters introduced through plan changes 23, 24, 25, 26 and 27, where the terms are used in those chapters. The definition of “operational need” adequately describes the need and should be applied throughout the plan.	Retain as notified and apply it throughout the plan.
Director-General of Conservation	PC23.07	7.03	Interpretation	Definitions	Pastoral Intensification	Oppose	The Section 32 Report justifies the removal of reference to subdivisional fencing on the basis that the issue of mob stocking is now addressed in PC18. However, the change is not yet operative, so should not be relied upon at this stage.	Retain the operative definition of "pastoral intensification": "means subdivisional fencing and/or topdressing and oversowing."
South Canterbury Province Federated	PC23.07	27.19	Interpretation	Definitions	Pastoral Intensification	Support	Support the removal of 'subdivisional fencing' from the definition.	Retain as notified.

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Farmers of New Zealand								
Wolds Station Limited	PC23.50	50.01	Interpretation	Definitions	Pastoral Intensification		Support the removal of subdivisional fencing from the definition of Pastoral Intensification. Considers that the definition of Pastoral Intensification should only capture new top dressing and oversowing activities i.e. it should specifically exclude lawfully established existing uses / maintenance applications.	Amend the definition of pastoral intensification to only relate to new or first instance top dressing and oversowing activities.
Grampians Station Limited	PC23.52	52.02	Interpretation	Definitions	Pastoral Intensification	Support	The removal of subdivisional fencing from the definition will enable farmers to meet their obligations to fence waterways, undertake fencing following tenure review, practice good land management and protect areas of vulnerability. While noting that PC18 is under appeal, support is recorded for the retention of the current definitions of Improved and Agricultural Conversion in conjunction with the notified PC23 definition of Pastoral Intensification.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.07	Interpretation	Definitions	Primary Production	Support	Consistent with the NPS definition.	Retain as notified.
New Zealand Pork	PC23.26	26.04	Interpretation	Definitions	Primary Production	Support in Full	Support definition of primary production as per the national planning standards.	Retain as notified.
New Zealand Heavy Haulage Association	PC23.51	51.02	Interpretation	Definitions	Relocated Building	Support		
New Zealand Agricultural Aviation Association	PC23.02	2.08	Interpretation	Definitions	Reverse Sensitivity	Support	A definition for reverse sensitivity is important.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.01	Interpretation	Definitions	Reverse Sensitivity	Support	The definition is supported as proposed.	Retain as notified.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.09	Interpretation	Definitions	Reverse Sensitivity	Support in Part	A definition for reverse sensitivity is important. Recognition to the new plan restricting pre-existing commercial aviation activities.	Retain as notified.
New Zealand Pork	PC23.26	26.05	Interpretation	Definitions	Reverse Sensitivity	Support in Full	Support definition for reverse sensitivity.	Retain as notified.
Genesis Energy Limited	PC23.40	40.04	Interpretation	Definitions	Reverse sensitivity	Support	The definition of reverse sensitivity is supported.	Retain as notified.
Meridian Energy Limited	PC23.44	44.05	Interpretation	Definitions	Reverse sensitivity	Support	The definition of “reverse sensitivity” adequately describes the issue.	Retain as notified.
New Zealand Defence Force*	PC23.54	54.01	Interpretation	Definitions	Reverse Sensitivity	Support	Support the inclusion of reverse sensitivity in the definitions.	Retain as notified.

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Director-General of Conservation	PC23.07	7.04	Interpretation	Definitions	Riparian Margin	Oppose	<p>It is not clear that a definition of riparian margin is required given that it is a generally understood term. The proposed definition would limit the term's application to only where the margin "contributes to the natural functioning, quality and character of the waterbody and its ecosystem", which could inappropriately exclude some land where riparian margin provisions are still relevant and create a perverse incentive for avoiding such values.</p>	<p>Either remove the definition or amend the definition as follows, or words to like effect:</p> <p>means land adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody and its ecosystem.</p>
Helios Energy Limited	PC23.08	8.05	Interpretation	Definitions	Riparian Margin	Oppose in Part	<p>The current definition does not provide a quantification on the distance from a water body or the extent of land adjacent to a water body.</p>	<p>Additional wording to quantify distances or extent of land adjacent to a water body.</p>
Wolds Station Limited	PC23.50	50.02	Interpretation	Definitions	Riparian Margin		<p>Considers this definition should be deleted. Control of riparian margins is a function that sits with the Regional Council. Inclusion of a definition within the MDP will create confusion/ duplication. In the alternative, the definition must be further confined, so that the extent of a riparian margin can be easily identified by the landowner. As presently drafted, this definition has potential to encompass large tracts of adjacent land and will require expert assessment to determine where the riparian margin starts and finishes.</p>	<p>Delete or amend the definition of Riparian Margin so that it removes all subjectivity and can be applied by the landowner without expert assessment.</p> <p>The definition of Riparian Margin in the CLWP is:</p> <p>"means the land within the following distances of the bed of any lake, river or wetland boundary:</p> <ol style="list-style-type: none"> 1. In Hill and High Country land or land shown as High Soil Erosion Risk on the Planning Maps – within 10 m; and 2. In all other land not shown as High Soil Erosion Risk on the Planning Maps or defined as Hill and High Country – within 5 m."
Simpson Family Trust	PC23.16	16.05	Interpretation	Definitions	Rural Tourism Activity	Support	<p>It provides for a range of activities and facilities including 'facilities to provide opportunities for viewing scenery', which is an important aspect of providing for visitor activities in the District.</p>	<p>Retain as notified.</p>
Ministry of Education	PC23.38	38.05	Interpretation	Definitions	Rural Tourism Activity	Support in Part	<p>Generally supports the inclusion of 'education' as proposed within this definition however acknowledges that education in this instance is related to tourism activities. To avoid confusion with typical educational activities, the Ministry seek an amendment to the definition to "guiding, training, education and instructing related to tourism activities' to avoid confusion.</p>	<p>Amend as follows:</p> <p>Rural tourism activity:</p> <p>means the use of land and/or buildings for agri-tourism, ecotourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes:</p> <p>a. guiding, training, education and instructing related to tourism activities;</p> <p>...</p>
Grampians Station Limited	PC23.52	52.03	Interpretation	Definitions	Rural Tourism Activity	Support	<p>This definition reflects the diversification of activities that are developing in the District to enable traditional farming operations to remain economically viable so that they can continue to maintain the landscape values prioritised by the Plan and afford to fund conservation initiatives.</p>	<p>Retain as notified.</p>
New Zealand Transport Agency	PC23.15	15.02	Interpretation	Definitions	Sensitive Activity	Support in Part	<p>Supports the inclusion of the activities identified in the proposed condition. However, it is considered that it should also include the following:</p> <ul style="list-style-type: none"> . Hospitals, healthcare facilities and any elderly persons housing, and . Marae and places of worship <p>The above activities are subject to adverse effects from noise and they should be included in the definition to ensure any provisions related to address such effects.</p>	<p>Amend the definition as follows:</p> <p>Means any:</p> <p>...</p> <p>e. Hospitals, healthcare facilities and any elderly persons housing, and</p> <p>f. Marae and places of worship</p>

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New Zealand Pork	PC23.26	26.06	Interpretation	Definitions	Sensitive Activity	Oppose in Part	Oppose the narrow definition of sensitive activity which does not cover other activities that are equally sensitive to the effects of rural production and could give rise to reverse sensitivity effects.	Amend the definition to cover other activities that are equally sensitive to the effects of rural production. E.g., Home business, Rural tourism activity, Residential visitor accommodation, Conservation activity, Camping grounds, Conference facilities, Healthcare facilities.
Ministry of Education	PC23.38	38.06	Interpretation	Definitions	Sensitive Activity	Support	Supports the inclusion of 'educational facility' as proposed within this definition.	Retain as notified.
PF Olsen	PC23.04	24.07	Interpretation	Definitions	Shelterbelt	Oppose in Part	The definition diverts from the shelterbelt definition under Regulation 3 of the NES-CF.	Amend to include the information where the shelterbelt is related to forestry activity the definition under Regulation 3 of NES-CF prevails.
Lisburn Farms Limited	23.37	37.01	Interpretation	Definitions	Shelterbelt	Oppose in Part	The notified definition limits when shelterbelts can be planted; that is, for sheltering stock, crops, or non-principal buildings. LFL is concerned that the limitation restricts its ability to plant shelterbelts at its discretion and in areas which don't fall within the current categories in the definition but are necessary to its farming operations.	Amend the definition of shelterbelt to widen discretion of when shelterbelts can be planted, including to (for example) shelter pasture areas, provide shade from the sun, privacy from views from roads, or any other reason. For example (or similar): means trees or vegetation planted predominately to provide shelter for stock, crops, or non principal buildings from winds or to provide shade . limited to a maximum average width of 15 metres from stem to stem.
Canterbury Regional Council	PC23.45	45.05	Interpretation	Definitions	Shelterbelt	Support in Part	A maximum width of 15m does not align with the provisions of the NES-CF that cover only plantings more than 30 m wide. The 15 m maximum width would mean that no controls are in place for shelterbelts between 15 and 30m wide, as the definition of a woodlot does not include trees planted for shelter.	Amend the definition: ...limited to a maximum average width of 15 ³⁰ m from stem to stem.
Wolds Station Limited	PC23.50	50.03	Interpretation	Definitions	Shelterbelt		Shelterbelts may be erected for a number of reasons/ purposes in addition to those listed. The determination of need for a shelterbelt (and for what purpose) should rest with the landowner, not the Council. It is not necessary to include the proposed new words in bold/ underline: for stock, crops, or non-principal buildings from winds.	Retain the definition from the operative plan without amendment as follows: "means trees or vegetation planted predominately to provide shelter limited to a maximum average width of 15 metres from stem to stem."
Grampians Station Limited	PC23.52	52.04	Interpretation	Definitions	Shelterbelt	Support		Retain as notified.
Canterbury Regional Council	PC23.45	45.06	Interpretation	Definitions	Wetland	Support in Part	This definition is sourced from the National Planning Standards, but the source has not been acknowledged.	Add note to definition: (National Planning Standard Definition)
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.01	Interpretation	Definitions	Wilding Conifer Species	Support	Support the intent of this definition.	Retain as notified.
PF Olsen	PC23.04	24.08	Interpretation	Definitions	Wilding Conifer Species	Oppose	Specifying wilding conifers is a regional council function under Regional Pest Management Plans.	Delete this definition and any further reference in the district plan.

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Port Blakely	PC23.29	29.01	Interpretation	Definitions	Wilding Conifer Species	Oppose in Part	The s32 Report, at page 61, for PC23 is flawed and does not adequately consider the economic costs from the proposed change. It states the species of wilding conifers identified are typically not planted commercially. Pseudotsuga menziesii (Douglas Fir) makes up a large portion of Port Blakely's estate and Port Blakely does have pockets of larch, as species mix within areas of the estate.	
PF Olsen	PC23.04	24.09	Interpretation	Definitions	Woodlot	Oppose in Part	The definition includes a stand of forest with proposed woodlot carbon sink. Carbon forests are covered under the NES-CF as exotic continuous-cover forests. A "woodlot" may be a planted forest of less than 1 ha.	
New Zealand Agricultural Aviation Association	PC23.02	2.01	Interpretation	Definitions	New Definition - Agricultural Aviation Activities		Agricultural aviation should be defined to include primary production, biosecurity, and conservation activities undertaken by agricultural aviation.	
New Zealand Agricultural Aviation Association	PC23.02	2.03	Interpretation	Definitions	New Definition - Aircraft Movement	N/A	Aircraft movement should be defined to ensure clarity. Definition sought is from the Proposed Selwyn District Plan Partially Operative Selwyn District Plan (Appeals Version).	
New Zealand Agricultural Aviation Association	PC23.02	2.06	Interpretation	Definitions	New Definition - Helicopter Movement	N/A	Helicopter movement should be defined to ensure clarity. Definition sought is from the Proposed Selwyn District Plan Partially Operative Selwyn District Plan (Appeals Version).	
New Zealand Agricultural Aviation Association	PC23.02	2.09	Interpretation	Definitions	New Definition - Rural Airstrip	N/A	A definition of Rural Airstrip should be included in the plan to recognise the intermittent nature of use by agricultural aircraft.	
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.02	Interpretation	Definitions	New Definition - Aircraft Movement		Seeks to have an aircraft movement defined to ensure clarity. Definition sought is from the Proposed Selwyn District Plan Partially Operative Selwyn District Plan (Appeals Version).	
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.06	Interpretation	Definitions	New Definition - Temporary Helicopter Landing Area	Support	Seeks a new definition for temporary helicopter landing areas for the purpose of: Operations that include but are not limited to: Aerial Spotting, Asset management, Construction, Disaster relief work (after State emergency has ended), Flight training, Frost protection, Infrastructure repairs and development, Science and Research, Search and Rescue, Surveillance, Survey operations, Tourism, Transportation of people, TV and Film. Are involved with many activities that are directly beneficial to the community and have positive social, economic and cultural effects. NZHA can provide examples for many different areas where helicopters are a necessary tool for continuity of	

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							services, used in construction and infrastructure, economic development and many other areas. These often require a temporary helicopter landing site which may require many movements in a day but that site may not be used again for an extended period of time or that site might be used for several days and again not used for an extended period of time.	
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.07	Interpretation	Definitions	New Definition - Helicopter Movements	N/A	Seeks to have a helicopter movement defined to ensure clarity. Definition sought is from the Proposed Selwyn District Plan Partially Operative Selwyn District Plan (Appeals Version).	Add a new definition: <u>A single helicopter flight operation (landing or departure) of any helicopter including any maintenance required to conduct the operation.</u>
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.10	Interpretation	Definitions	New Definition - Rural Airstrip		Seeks to have a definition of a Rural Airstrip included in the plan to recognise the intermittent nature of use by agricultural aircraft.	Add a new definition: <u>Rural airstrip: means any defined area of land intended or designed to be used, whether wholly or partly, for the landing, departure, movement, or servicing of aircraft in the rural area.</u>
NATC - Natural Character								
Nova Energy Limited	PC23.12	12.01	Natural Character	Entire Chapter		Support	Supports the insertion of a new Natural Character chapter as proposed to give effect to the NPS-FM and the CPRS.	Retain as notified.
Transpower New Zealand Limited	PC23.13	13.01	Natural Character	Introduction		Oppose	Understands, with reference to the Introduction to the Infrastructure Chapter, that the provisions of the NATC Chapter do not apply to infrastructure activities. Transpower considers that the Introduction to the NATC Chapter should include a reciprocal direction for the avoidance of any ambiguity.	Amend the 'Introduction' to include explicit direction that the provisions of the NATC Chapter do not apply to Infrastructure, with the effects of Infrastructure on natural character values being managed in the INF Chapter.
Te Rūnanga o Ngāi Tahu	P3.25	25.02	Natural Character	Introduction		Support	The Introduction to Natural Character recognises the importance of experiential attributes, remoteness, natural dark night skies, waterbodies and their margins to Mana whenua. How they view the environment, the historical and contemporary connections they have with these waterbodies (e.g. Mahika kai), and how these values could be compromised.	Retain as notified.
Genesis Energy Limited	PC23.40	40.14	Natural Character	Introduction		Oppose in Part	Clarification should be provided within the introduction or as a note to plan users that REG activities are managed under the REG chapter of the plan and are not subject to the provisions in the Natural Character chapter.	Amend the introduction to the Natural Character Chapter as follows: ... Most of the District's natural freshwater bodies with attributes that form part of the natural character are included in the accompanying schedules. All natural waterbodies are important and even if they are not presently scheduled, it does not mean that they do not have natural character values and therefore reduced setbacks apply to surface waterbodies not included in the schedule. <u>Renewable Electricity Generation activities are managed under the REG Chapter of the Plan and are not subject to the provisions in this chapter.</u>
Meridian Energy Limited	PC23.44	44.06	Natural Character	Introduction		Oppose in Part	Generally supports the NATC Introduction, considers that clarification should be provided to plan users that REG activities are managed under the REG chapter of the plan and are not subject to the provisions in the NATC chapter.	Amend the NATC Introduction by adding the following paragraph: <u>Renewable electricity generation activities are not subject to the provisions in this chapter.</u>

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Transport Agency	PC23.15	15.03	Natural Character	Objectives	NATC-O1	Support	Supports the objective to recognise, preserve and protect natural character from inappropriate subdivision, use and development.	Retain as notified.
Ministry of Education	PC23.38	38.07	Natural Character	Objectives	NATC-O1	Support	Supports NATC-01 and acknowledges that educational facilities, should only be established where the natural character of wetlands, lakes and rivers (surface waterbodies) and their margins are adequately managed and do not result in risk to subdivision, use and development.	Retain as notified.
Te Rūnanga o Ngāi Tahu	P3.25	25.03	Natural Character	Objectives	NATC-O1 and NATC-O2	Support	The objectives recognise and provide for the historic and contemporary relationship of Mana whenua with water bodies and their cultural traditions are protected and provided for.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.10	Natural Character	Policies	NATC-P1	Support	Supports policies that recognise the natural state of wetlands, lakes, and rivers.	Retain as notified.
Opua Water Limited	23.43	43.18	Natural Character	Policies	NATC-P1	Oppose in Part	Policy NATC-P1 is implemented by Rules NATC-R1 to R4 and Standard NATC-S1. However, those Rules and Standard NATC-S1 only apply to the surface waterways identified in NATC-SCHED1. OWL considers this should be reflected in the wording of NATC-P1.	Amend NATC-P1 as follows: Recognise that natural character of the wetlands, lakes and rivers identified in NATC-SCHED 1 and their riparian margins are derived from...
Te Rūnanga o Ngāi Tahu	P3.25	25.04	Natural Character	Policies	NATC-P1 and NATC-P2	Support	The policies recognise Mana whenua interests in waterbodies and their margins. They recognise their place and function within the whenua.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.11	Natural Character	Policies	NATC-P2	Support	Supports the preservation of wetlands, lakes and rivers particularly the removal of weeds and pests.	Retain as notified.
Tekapo Landco Limited and Godwit Leisure Limited	PC23.09	9.02	Natural Character	Policies	NATC-P2	Oppose in Part	The s32 report states that the setbacks identified in Table NATC-1 give effect to the NPS-FM however the NES-FW contains no similar setbacks for lakes, and nor is the distance of 50m specifically justified. Further clarification is sought as to how the setbacks will protect natural character, and also the desired outcomes for resource consents made for activities within the setback distances, particularly within urban zones.	NATC-P2 be amended to clarify how the method of setbacks defined for urban zones will protect natural character.
New Zealand Transport Agency	PC23.15	15.04	Natural Character	Policies	NATC-P2	Support in Part	Generally supports the policy, but it is considered that NATC-P2.2 does not appropriately consider earthworks and other activities in close proximity to and within wetlands, lakes, and rivers that are required to maintain and operate the state highway network. It is recommended that the policy be amended to recognise that there are functional and operational needs associated with regionally significant infrastructure where it is required to undertake these activities within and adjacent to wetlands, lakes and rivers.	Amend NATC-P2 as follows: Preserve and protect the natural character values of wetlands, lakes and rivers and their margins from inappropriate use and development by: 1. ensuring that the location, intensity, scale and form of subdivision, use and development takes into account the natural character values of the surface waterbodies; 2. requiring setbacks for activities from wetlands, and lakes and rivers unless there is a functional and/or operational need associated with regionally significant infrastructure , including buildings, earthworks, woodlots and quarrying activities; ...
Ministry of Education	PC23.38	38.08	Natural Character	Policies	NATC-P2	Support	Supports NATC-P2 and acknowledges that any use and development of educational facilities, should be appropriate and adequately managed to preserve and protect the natural character values of wetlands, lakes and rivers and their margins.	Retain as notified.

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Opupa Water Limited	23.43	43.19	Natural Character	Policies	NATC-P2	Oppose in Part	NATC-P2 is implemented by Rules NATC-R1 to R4 and Standard NATC-S1. However, those Rules and Standard NATC-S1 only apply to the surface waterways identified in NATC-SCHED1. This should be reflected in the wording of NATC-P2.	Amend NATC-P2 as follows: Preserve and protect the natural character values of the wetlands, lakes and rivers identified in NATC-SCHED 1 and their margins from inappropriate and development by...
Canterbury Regional Council	PC23.45	45.07	Natural Character	Policies	NATC-P2	Support in Part	<p>Fully supports this policy and considers that it gives effect to policies 10.3.1 and 10.3.2 of the CRPS. Notes that there are no proposed rules to give effect to point 3 of NATC-P2: “promoting and encouraging opportunities to restore and rehabilitate the natural character of surface waterbodies and their margins, including the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values and cultural values”. While the NES-F provides for these activities as permitted activities near wetlands, it does not cover restoration activities along rivers or beside lakes.</p> <p>Notes that there are no provisions restricting the planting of exotic vegetation within waterbody setbacks. The draft Waitaki District Plan classes this as a Restricted Discretionary Activity and Environment Canterbury would support a similar provision in the Mackenzie District Plan.</p>	<p>The addition of a rule to the NATC Chapter to allow for restoration and rehabilitation of riparian margins as a permitted activity to better give effect to policy 10.3.2 of the CRPS.</p> <p>Suggested rule:</p> <p>NATC-R2 Restoration of surface waterbodies and their margins</p> <p>All zones</p> <p>Activity Status: PER</p> <p>Where:</p> <p>1. The activity takes place within a riparian margin; and</p> <p>2. The activity is:</p> <p>(i) the planting of vegetation that is indigenous to the ecological district; or</p> <p>(ii) the removal of vegetation that is not indigenous to the ecological district</p> <p>Activity status when compliance is not achieved with R1.1 or R1.2: DIS</p>
Wolds Station Limited	PC23.50	50.04	Natural Character	Policies, Standards and Tables	NATC-P1 NATC-P2 NATC-S1 Table NATC-1		<p>New policies NATC-P1 and P2 contemplate that natural character is linked to a waterbody/ wetland/ margin being in its natural state. This is a bar too high. Natural character exists and persists under a modified and working farm environment.</p> <p>NATC-S1 is unclear. The setback standards could be interpreted to apply to <u>all</u> activities contemplated near a waterway, rather than being limited to those activities listed in NATC-R1 – R4. The setbacks should only apply to the listed activities.</p> <p>Oppose the proposed setback distances, The setbacks would deem significant areas of productive and working land unusable as several scheduled (and additional unscheduled) surface waterbodies traverse The Wolds Station. It is not necessary to align the setbacks prescribed for buildings (as per the PC13 provisions) from rivers, wetlands and lakes.</p> <p>Refer also to reasons for the definition of natural character above.</p>	<p>Amend the policy framework and the listed matters of discretion at NATC-S1 to acknowledge the modified working farm environment in the Mackenzie Basin. In particular, the contribution of farming practices to natural character, including pest and weed maintenance must be recognised and provided for.</p> <p>Matter of discretion (b) refers to effects on any indigenous vegetation. This is too broad and will capture almost all land in the Mackenzie Basin. This should be limited to areas of significant indigenous vegetation only.</p> <p>Clarify the scope and application of NATC-S1 and Table NATC-1.</p> <p>Reduce the setback distances proposed under Table NATC-1 to reflect sustainable land management and use and recognise that lawfully established existing land uses are exempt.</p>
New Zealand Agricultural	PC23.02	2.12	Natural Character	Rules	NATC-R1	Support in Part	There should be provision for pumps sheds adjacent to water bodies as they need to be located near the water source.	Amend NATC-R1 as follows: Buildings and structures (excluding fences, water troughs and pump sheds)

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Aviation Association								
New Zealand Transport Agency	PC23.15	15.05	Natural Character	Rules	NATC-R1	Support in Part	Generally supports the intent of the rule to require buildings and structures to be setback from surface water bodies. However, the rule does not recognise that there are many instances where structures are required within or in close proximity to waterbodies to protect and maintain the state highway network. It is considered that the rule should be amended to provide a permitted pathway for regionally significant infrastructure.	Amend NATC-R1 as follows: Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies, unless it is for the purpose of maintaining and/or protecting regionally significant infrastructure .
Simpson Family Trust	PC23.16	16.16	Natural Character	Rules	NATC-R1	Support	It is appropriate to apply setbacks from waterbodies to protect natural character as required under the RMA Part 6a.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.33	Natural Character	Rules	NATC-R1	Support	It is appropriate that fences and water troughs are excluded from the activity setback distances as these structures have a functional and operational need regarding their placement on properties.	Retain as notified.
Ministry of Education	PC23.38	38.09	Natural Character	Rules	NATC-R1	Support	Supports NATC-R1 to manage the establishment of buildings and structures within the zone, including educational facilities. It is acknowledged that in rare instances the Ministry may have an operational need to locate their assets within a Natural Character area.	Retain as notified.
Grampians Station Limited	PC23.52	52.05	Natural Character	Rules	NATC-R1	Support	Rule gives effect to the Natural Character Policies.	Retain as notified.
Fire and Emergency New Zealand	PC23.04	4.01	Natural Character	Rules	NATC-R2	Support	Support NATC-R2 to the extent that it enables earthworks within natural character areas, and this will enable earthworks for firebreaks to occur as a permitted activity where compliance is achieved with NATC-S1.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.06	Natural Character	Rules	NATC-R2	Oppose	Outside of existing designations, NZTA is likely to require the provisioning for and protection of the state highway network infrastructure. Specifically for standard maintenance and repair, a permitted activity status should be provided for earthworks and stockpiles.	Amend NATC-R2 as follows: Earthworks and Stockpiles Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies, unless it is for the purpose of maintaining and/or repairing regionally significant infrastructure .
Simpson Family Trust	PC23.16	16.17	Natural Character	Rules	NATC-R2	Support	It is appropriate to apply setbacks from waterbodies to protect natural character as required under the RMA Part 6a.	Retain as notified.
PF Olsen	PC23.04	24.11	Natural Character	Rules	NATC-R2	Oppose in Part	The proposed setbacks are inconsistent with commercial forestry earthworks as per regulation 29 of the NES-CF.	Amend to include another exception for commercial forestry earthworks as they are regulated by the NES-CF.
Port Blakely	PC23.29	29.02	Natural Character	Rules	NATC-R2	Oppose in Part	The NES-CF regulates earthworks carried out in relation to commercial forestry and permits the activities which meet the requirements in regulations 24 to 33. The Proposed Plan makes no attempt to align itself with these higher order regulations and instead creates another set of regulations on top of the regulations already contained in the NES-CF. Under the NES-CF, when the earthworks no longer meet the permitted standards, it is the regional council that has jurisdiction to consider an application for a resource consent, not the territorial authority.	Amend NATC-R2 to align with the standards contained within the NES-CF. Amend the list of activities exempt from the Earthworks rules, to include earthworks carried out in relation to commercial forestry; or Insert a new rule for earthworks associated with

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								commercial forestry, permitting those activities where they comply with the NES-CF regulations.
Opuha Water Limited	23.43	43.20	Natural Character	Rules	NATC-R2	Oppose in Part	Under NATC-R2, earthworks and stockpiles are permitted so long as they meet certain specified setbacks, unless the earthworks is “associated with a conservation activity”. No definition of “conservation activity” is provided in PC23, which raises issues as to the intended scope of the rule and could lead to interpretation issues.	Include a definition for “Conservation Activity” in PC23.
Grampians Station Limited	PC23.52	52.06	Natural Character	Rules	NATC-R2	Support	Rule gives effect to the Natural Character Policies.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.07	Natural Character	Rules	NATC-R3	Support in Part	Generally supports the intent of the rule to require quarrying activities and mining to be setback from surface water bodies. However, the rule does not recognise that there are many instances where these activities are required within or in close proximity to waterbodies to protect and maintain the safe and efficient operation of the state highway network. For example, to ensure that a culvert or a weir under a state highway is clear of material to allow for sufficient water flow, gravel extraction (defined as a quarrying activity) needs to be undertaken. This is often on an ongoing basis across the entirety of the state highway network. It is considered that the rule should be amended to provide a permitted pathway for if the quarrying activity or mining is required for the maintenance, repair or protection of regionally significant infrastructure.	Amend NATC-R3 as follows: Quarrying Activities and Mining Activity Status: PER Where the activity complies with the following standards: NATC-S1 Activity Setbacks from Surface Waterbodies, unless it is for the purpose of maintaining, repairing, and/or protecting regionally significant infrastructure.
PF Olsen	PC23.04	24.12	Natural Character	Rules	NATC-R3	Oppose in Part	The proposed setbacks are inconsistent with setbacks for commercial forestry activities that cover exotic continuous cover forests as prescribed by the NES-CF.	Amend to include an exception for exotic continuous cover forests as provided by the NES-CF.
Grampians Station Limited	PC23.52	52.07	Natural Character	Rules	NATC-R3	Support	Rule gives effect to the Natural Character Policies.	Retain as notified.
Fire and Emergency New Zealand	PC23.04	4.02	Natural Character	Rules	NATC-R4	Support in Part	Quarrying and mining activities can present a high fire risk for Fire and Emergency where they are not located within a reticulated water zone. Therefore, to reduce the risk, Fire and Emergency seek provision for firefighting water supply to be included within the rule. This will enable the safe, efficient and effective management of new quarrying and mining activities.	Amend NATC-R4 as follows: ... NATC-S2 Firefighting water supply
PF Olsen	PC23.04	24.13	Natural Character	Rules	NATC-R4	Oppose in Part	Regulation 54 sets the setbacks for forestry quarries provided by NES-CF.	Amend to exclude commercial forestry quarries as they are regulated by the NES-CF.
Te Rūnanga o Ngāi Tahu	P3.25	25.05	Natural Character	Rules, Standards, Tables and Schedules	NATC-R1 to NATC-R4, NATC-S1 including the matters of discretion, Table NATC-1 and NATC-SCHED1	Support	The rules, standards, matters of discretion, table and schedules are appropriate for the activities being managed.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.13	Natural Character	Standards	NATC-S1	Support in Part	It should be clear that NATC-S1 only applies to activities specified in rules NATC-R1-R4.	Amend NATC-S1 as follows: 1. Activities in NATC-R1-R4 shall be located outside the setback distance specified in Table NATC-1.

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Director-General of Conservation	PC23.07	7.05	Natural Character	Standards	NATC-S1	Oppose in Part	The matters of discretion for activities which are within the setback distances do not recognise or protect the habitats of indigenous species, or ecosystems, so would fail to implement policy NATC-P1.	
Helios Energy Limited	PC23.08	8.06	Natural Character	Standards	NATC-S1	Oppose in Part	The proposed setback distance of 50m to a wetland is not supported as it is far more restrictive than the NES-FM provisions. The NES-FM provides for the construction of specified infrastructure (which a solar farm would fall under) in clause 45, with earthworks setback provisions to 'natural inland wetlands'. There may be instances where the earthworks setbacks to a wetland under this District Plan standard could be triggered, but not under the NES-FM i.e. under the NES-FM it is permitted for vegetation clearance and earthworks greater than 10m to a wetland as a permitted activity but would trigger consent under the Proposed District Plan.	
New Zealand Transport Agency	PC23.15	15.08	Natural Character	Standards	NATC-S1	Oppose	It does not recognise the operational and/or functional needs of the state highway network as regionally significant infrastructure. As described in NATC-R1, R2 and R4, there are many instances where works are required in close proximity to or within surface waterbodies to ensure the safe and efficient operation of the state highway network. NZTA requires the provision for aggregate and materials for roading maintenance, stockpiling, etc. It is also required to ensure the state highway will not be adversely affected from material build up, scouring, flooding, etc. The setbacks proposed would require onerous consenting requirements for the state highway network across the district. The proposed standard should be amended to exclude regionally significant infrastructure.	
Simpson Family Trust	PC23.16	16.18	Natural Character	Standards	NATC-S1	Support	It is appropriate to apply setbacks from waterbodies to protect natural character as required under the RMA Part 6a. Support the RDIS activity rule for non-compliance with the setback rule.	
PF Olsen	PC23.04	24.10	Natural Character	Standards	NATC-S1	Oppose in Part	The proposed setbacks are inconsistent and divert from the setbacks for commercial forestry activities prescribed by the NES-CF. It is ultra vires for additional set backs to be required for natural character with the exception of afforestation.	
Port Blakely	PC23.29	29.03	Natural Character	Standards	NATC-S1	Oppose	The NES-CF allows rules in District Plans to contain more stringent standards in relation to values protected by the NPS-FM. However, the Mackenzie District Council is required to examine whether the restriction is justified in the circumstances of the district. The s32 Report prepared by the Council makes no mention about why the setbacks from lakes and Rivers not included in NATC-SCHED1 warrant greater protection than that already provided by the NES-CF in relation to commercial forestry activities. This results in efficient duplication of rules upon the forestry industry, contrary to the purpose of the NES-CF.	
Grampians Station Limited	PC23.52	52.08	Natural Character	Standards	NATC-S1	Support	Standard gives effect to the Natural Character Policies.	
Tekapo Landco Limited and Godwit Leisure Limited	PC23.09	9.03	Natural Character	Standards	NATC-S1 and Table 1	Oppose	The 50m notified setback area for Lake Tekapo is not defined and has the potential to unreasonably restrict the reasonable and anticipated use of the submitters land for residential and visitor accommodation purposes within the holiday park.	

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								<p>Or</p> <p>Alternatively NATC-S1 and Table 1 is amended to clarify where the 'top of bank' is for Lake Tekapo and therefore define the extent of the 50m setback area and ensure this remains outside of the urban zoned land along Lakeside Drive, including the submitters land.</p> <p>Or</p> <p>Alternatively, that a mapping layer is included to identify the land that is subject to the setbacks.</p>
Fire and Emergency New Zealand	PC23.04	4.03	Natural Character	Standards	New Standard		The standard will reduce the fire risk for buildings and activities that are to be located within the NATC zone. The performance standard requires non-reticulated water supply to be provided in accordance with SNZ PAS 4509:2008. It is noted that this document is being reviewed currently and will be subject to change as such Fire and Emergency have sought the inclusion of any subsequent document.	<p>Add a new standard as follows:</p> <p>NATC-S2 Firefighting water supply</p> <p>1. All buildings and activities requiring water supply (which are not connected to Councils reticulated water network) maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008 or any subsequent standard), or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS:4509:2008.</p>
Opuha Water Limited	23.43	43.21	Natural Character	Standards and Tables	NATC-S1 & Table NATC-1	Support	The setbacks set out in NATC-S1 and Table NATC-1 are appropriate and necessary to manage the effects of activities on the surface waterways set out in NATC-SCHED1. It also considers the inclusion of Figures NATC-1 and NATC-2 in standard NATC-S1 to be a useful tool to guide the interpretation of plan rules and standards.	Retain as notified.
PF Olsen	PC23.04	24.14	Natural Character	Table	NATC-1	Oppose in Part	This table sets the general setbacks for wetland, lakes included in NATC-SCHED 1, Rivers Included in NATC-SCHED 1, and lakes and rivers are not included in NATC-SCHED 1. The rationale for these large setbacks is the introduction of human activity into riparian environments which can alter natural character values (S 32 report, p.37). Forestry activities already have an effective setback, where also a S32 Report was done, and was decided the setbacks from the NES-CF are quite efficient. There is no reason for imposing a higher setback for forestry activities and the council does not have this ability under the NES-CF.	Amend to exclude commercial forestry activities from this provision, as they are regulated by the NES-CF.
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.18	Natural Character	Table	NATC-1	Support in Part	An exemption is sought for buildings and activities within PREC3 from the 100m setback from Takamana/ Lake Alexandrina. There are a number of existing buildings and structures within this 100m setback in PREC3. The same exemption applies to the Ohau River Precinct (PREC4).	<p>Amend Table NATC-1: Surface Waterbody Setbacks as follows:</p> <p>Setbacks for Rural Zones, Rural Lifestyle Zones, Open Space and Recreation Zones, excluding the Ohau River Precinct (PREC4) and the Takamana/Lake Alexandrina Hut Settlements Precinct (PREC3).</p>
Grampians Station Limited	PC23.52	52.09	Natural Character	Table	Table NATC-1	Support	Table gives effect to the Natural Character Policies.	Retain as notified.

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Opuha Water Limited	23.43	43.17	Natural Character	Schedules	NATC-SCHED1	Support	It is appropriate that Lake Opuha is not included in NATC SCHED1; and the Ōpihi River (SASM) and Ōpūha/Opuha River (including North and South branches) (SASM) are included in NATC-SCHED1 under “Other Rivers”.	Retain the notified version of NATC SCHED1, particularly: (a) the exclusion of Lake Opuha from the lakes listed; and (b) the inclusion of the following under “Other Rivers”: o The Ōpihi River (SASM); and o Ōpūha/Opuha River (including North and South branches) (SASM).
NFL - Natural Features and Landscapes								
Director-General of Conservation	PC23.07	7.06	Natural Features and Landscapes	Entire Chapter		Support in Part	These provisions generally appropriately recognise and manage the natural feature and landscape values of the District, and in particular the outstanding values of Te Manahuna / Mackenzie Basin.	Retain as notified, except where specific changes are requested.
Tekapo Landco Limited and Godwit Leisure Limited	PC23.09	9.01	Natural Features and Landscapes	Entire Chapter		Oppose in Part	Clarification whether the Lakeside Protection Areas are as reflected in the Operative District Plan, or whether any changes to these are proposed.	That Council identifies the mapping of Lakeside Protection Areas.
Nova Energy Limited	PC23.12	12.02	Natural Features and Landscapes	Entire Chapter		Support	Supports the insertion of a new Natural Features and Landscapes Chapter as proposed, as it provides for the integrated management of the effects of the use, development or protections of land associated natural and physical resources of the district.	Retain as notified.
Transpower New Zealand Limited	PC23.13	13.02	Natural Features and Landscapes	Introduction		Oppose	Understands, with reference to the Introduction to the Infrastructure Chapter, that the provisions of the NFL Chapter do not apply to infrastructure activities. Transpower considers that the Introduction to the NFL Chapter should include a reciprocal direction for the avoidance of any ambiguity.	Amend the 'Introduction' to include explicit direction that the provisions of the NFL Chapter do not apply to Infrastructure, with the effects of Infrastructure on natural features and landscape values being managed in the INF Chapter.
Te Rūnanga o Ngāi Tahu	P3.25	25.06	Natural Features and Landscapes	Introduction		Support in Part	The Introduction recognises the significant Kāi Tahu cultural traditions that are within the Outstanding Natural Landscape and features.	Amend as follows: "Many areas identified as an ONL are also Sites and Areas of Significance to Māori because of wāhi tupuna or taoka values, or the importance of the area to cultural traditions, history or identity. This includes the highly natural, remote landscape character and the dark night skies . The values of each of these areas are set out in more detail in the SASM Chapter. The approach taken in the District Plan is to manage effects on landscape values and Mana whenua values in an integrated manner, and where a resource consent is triggered under rules in this chapter for an activity which is also located within a SASM, consideration should also be given to effects on the values of the SASM and to the objectives and policies in the SASM Chapter. In some cases, additional rules will apply in the SASM Chapter".
Genesis Energy Limited	PC23.40	40.11	Natural Features and Landscapes	Introduction		Support in Part	Clarification should be provided within the introduction or as a note to plan users that REG activities within ONF and ONL overlays are managed under the REG chapter of the plan. The introduction to the Natural Features and Landscapes chapter specifically identified the supporting assessment of associated values for the Eastern and Western ONL areas, however no such	Amend the introduction as follows: ... These overlays apply to areas which have been assessed and identified as having high levels of biophysical, sensory or associated landscape values,

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							evaluation of Te Manahuna / Mackenzie Basin has been referenced or provided in the proposed NFL Chapter. In the absence of an assessment of the landscape characteristics and values for Te Manahuna / Mackenzie Basin, direct reference to the eastern and western technical landscape assessments is not supported.	which makes them either outstanding (ONF or ONL) or more modified landscapes, but with high aesthetic and scenic values which justify management of forestry activities (FMA). The process supporting the identification of these overlays and the associated values is described in the Eastern and Western Landscape Characterisation and Evaluation Reports prepared by Boffa Miskell in 2023. ... Note to Plan users: Forestry Management Areas are categorised as Visual Amenity Landscapes for the purpose of the National Environmental Standards for Commercial Forestry. Renewable Electricity Generation activities are managed under the REG Chapter of the Plan and are not subject to the provisions in this chapter.
Meridian Energy Limited	PC23.44	44.07	Natural Features and Landscapes	Introduction		Oppose in Part	Generally supports the NFL Introduction, however considers that clarification should be provided to plan users that REG activities are managed under the REG chapter of the plan and are not subject to the provisions in the NFL chapter.	1. Amend the NFL Introduction by adding the following paragraph: Renewable electricity generation activities are not subject to the provisions in this chapter.
Ministry of Education	PC23.38	38.10	Natural Features and Landscapes	Objectives	NFL-O1	Support	Supports NFL-O1 and acknowledges that educational facilities, should only be established where the overall character and amenity of natural features are protected.	Retain as notified.
Te Rūnanga o Ngāi Tahu	P3.25	25.07	Natural Features and Landscapes	Objectives	NFL-O1 and NFL-O2	Support	The objective promotes the protection of the districts Outstanding Natural Landscape and features.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.09	Natural Features and Landscapes	Objectives	NFL-O2	Support in Part	Generally supports the objective. However, it is considered that not all State Highway 8 roadside should be protected and enhanced if it is required to use this land to improve the safety and/or efficiency of the state highway network, which may include vegetation clearance to improve visibility, stormwater upgrades, roading improvements, cycle paths, etc. It is recommended that the objective be amended to remove reference to State Highway 8.	Amend NFL-O2 as follows: Te Manahuna/Mackenzie Basin ONL 1. Subject to 2.(a), to protect and enhance the outstanding natural landscape of Te Manahuna/the Mackenzie Basin ONL subzone , in particular the following characteristics and/or values: ... e. the form of the mountains, hills and moraines, encircling and/or located in, Te Manahuna/the Mackenzie Basin; and f. undeveloped lakesides and State Highway roadside; 2. To maintain and develop structures and works for the Waitaki Power Scheme: 1. within the existing footprint of the Tekapo-Pukaki and Ohau Canal Corridor, the Tekapo, Pukaki and Ohau Rivers, along the existing transmission lines, and in the Crown owned land containing Lakes Tekapo, Pukaki, Ruataniwha and Ohau and subject only (in respect of landscape values) to the objectives, policies and methods of implementation within Chapter 15 (utilities) except for management of exotic tree species in respect of which all objective (1) and

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								<p style="color: red;">all implementing policies and methods in this section apply;</p> <p style="color: red;">2. elsewhere within the Mackenzie Basin Subzone so as to achieve objective (1) above;</p> <p style="color: red;">8. Subject to <u>objective 3B(1) NFL-O2.1</u> above and to the rural objectives <u>1, 2 and 4</u>:</p> <ul style="list-style-type: none">a. to enable pastoral farming;b. to manage pastoral intensification and/or agricultural conversion throughout Te Manahuna/the Mackenzie Basin and to identify areas where they may be enabled (such as Farm Base Areas); <u>and</u>c. to enable rural residential subdivision, cluster housing and farm buildings within Farm Base Areas around existing homesteads (where they are outside hazard areas).
PF Olsen	PC23.04	24.15	Natural Features and Landscapes	Objectives	NFL-O2	Oppose in Part	The proposed objective specifically enables pastoral farming, managing pastoral intensification and agricultural conversion. It prioritises farming land activity over other primary production land uses. There is no plausible explanation in the S32 Report that allows such exclusion of other primary production activities. This form of planning should be avoided.	Amend to delete pastoral farming and include primary production activities. Also, delete pastoral intensification and agricultural conversion.
Genesis Energy Limited	PC23.40	40.12	Natural Features and Landscapes	Objectives	NFL-O2	Support	The relocation of the part of Objective NFL-O2 to the Renewable Electricity Generation Chapter is supported on the basis that the provisions of the natural features and landscapes chapter do not apply to renewable electricity generation activities.	Retain as notified.
Meridian Energy Limited	PC23.44	44.08	Natural Features and Landscapes	Objectives	NFL-O2	Support	Supports the relocation of NFL-O2(2) to the REG Chapter provided that the other provisions of the NFL Chapter do not apply to renewable electricity generation activities.	Retain as notified.
Grampians Station Limited	PC23.52	52.10	Natural Features and Landscapes	Objectives	NFL-O2	Support	It is important to continue to recognise and acknowledge the contribution pastoral farming has made to the valued landscape of the Te Manahuna/Mackenzie Basin, to allow for pastoral intensification (as redefined by PC23), to permit and enable development within Farm Base Areas as well as the maintenance of improved pasture (as defined by PC18) and appropriate pastoral intensification and or agricultural conversion of farmland.	Retain as notified.
Herman Frank	PC23.06	6.01	Natural Features and Landscapes	Objectives	NFL-O3		I do not agree with the name for these areas. As mentioned earlier in the Council document, these areas are usually called Visual Amenity Landscapes. They should not only manage effects of plantations, but also other factors e.g. earthworks, fences, buildings which have effects on landscape values. While a number of submissions might want to have this restricted to forestry, this is not in line with the intention of this category.	These areas should be called Visual Amenity Landscapes. <p style="color: red;">Change Objective to: <u>The landscape character and visual amenity values of the visual amenity landscapes of the Mackenzie District are maintained or enhanced.</u></p>
Simpson Family Trust	PC23.16	16.19	Natural Features and Landscapes	Objectives	NFL-O3	Support	Support the management of commercial forestry and woodlots.	Retain as notified.
PF Olsen	PC23.04	24.16	Natural Features and Landscapes	Objectives	NFL-O3	Oppose in Part	There is no explanation about this objective in the S32 Report, and the policy is ambiguous. What does "Managing commercial forestry and woodlots" mean?	Amend to clarify what this objective is trying to achieve. It seems redundant as NES-CF already provides for afforestation in relation to visual amenity.
Te Rūnanga o Ngāi Tahu	P3.25	25.08	Natural Features and Landscapes	Objectives	NFL-O3	Neutral	While forestry may form part of the natural landscape it has a commercial element that needs to be managed.	Retain as notified.

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South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.20	Natural Features and Landscapes	Objectives	NFL-O3	Support	The management of commercial forestry and woodlots to maintain landscape values is appropriate and necessary.	Retain as notified.
Port Blakely	PC23.29	29.04	Natural Features and Landscapes	Objectives	NFL-O3	Oppose in Part	The effects of commercial forestry are already managed via the NES-CF.	Review appropriateness of the FMA overlay, particularly where the overlay area adjoins a different TA.
Wolds Station Limited	PC23.50	50.05	Natural Features and Landscapes	Objectives, Policies, Rules, Maps and Schedule	NFL-O2 NFL-P1, P2 and P7 NFL-R1 - R5 NFL-R11 Planning Maps NFL-SCHED1		<p>Opposes the subzone being renamed/ mapped as an ONL without further detailed assessment. Not all areas in the subzone meet ONL criteria.</p> <p>NFL-P1 is all encompassing. This policy will curtail all development within the subzone and does not provide a pathway for consent to be obtained. Almost all of the subzone is identified as having “limited capacity to absorb change”.</p> <p>Supports NFL-P7 and considers this ought to be strengthened to reflect the contribution farming makes to areas identified as ONL.</p> <p>Despite the Council stating that the PC13 provisions are out of scope of PC23, NFLR1 – R5 introduce change to these provisions within the subzone. The Wolds opposes any amendments that seek to introduce new hurdles for landowners to overcome when obtaining consent. The Wolds supports any amendments that enable continued lawfully established activities to occur and/ or support development.</p>	<p>ONL to be accurately mapped rather than adopting a blanket approach.</p> <p>Delete NFL-P1.</p> <p>Retain and strengthen NFL-P7 to reflect the critical contribution that existing farming practices make to ONL.</p> <p>NFL-R1 – R5 – no change to provisions over and above the activity status and matters of control/ discretion introduced in PC13 (unless that change would enable existing activities and/ or development).</p> <p>Delete inclusion of ‘Scenic Grasslands’ from permitted activity standard (3) in NFL-R11.</p>
Rooney Group Ltd	PC23.49	49.01	Natural Features and Landscapes	Policies	NFL-Policies		There should be a policy recognising provision for existing buildings within an ONL to be extended. Dry Creek Station within ONL 1 Tarahaoa has an existing dwelling located within the ONL which is understood to be the only existing dwelling within the eastern ONLs. A similar provision to that provided in the Mackenzie Basin ONL should be provided in the Eastern part of the District.	Amend by introducing an addition policy to provide for the extension of existing buildings within the ONLs outside of the Mackenzie Basin.
Herman Frank	PC23.06	6.02	Natural Features and Landscapes	Policies	NFL-P1		Generally these statements seem to be quite weak in regard to protecting the values within these areas. There is no policy recognising the importance these natural features and landscapes for biodiversity. While this might be covered in other parts of the plan partially, it should be included here as an integral part of these landscapes. This would similar to Point 6 for sites of significance to Māori.	<p>Include the following points:</p> <p>. Add (from P2): Recognise that there are many areas where development beyond pastoral activities is either generally inappropriate or should be avoided.</p> <p>. Recognising potential effect on natural values, especially At Risk and threatened species and providing protection for identified values for indigenous vegetation and biodiversity.</p>
Helios Energy Limited	PC23.08	8.07	Natural Features and Landscapes	Policies	NFL-P1	Support in Part	Seek clarification about what 'break the skyline' means. Seek additional wording to refer to associated pastoral farm infrastructure in 7. to ensure that these features are recognised as being intrinsically part of pastoral farming operations and their contribution to the outstanding natural features and landscapes of the Mackenzie District.	<p>Seek clarification of what 'break the skyline' means in 4.</p> <p>Amend NFL-P1.7 as follows:</p> <p>7. recognising the existence of working pastoral farms including their associated infrastructure and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District.</p>
Simpson Family Trust	PC23.16	16.20	Natural Features and Landscapes	Policies	NFL-P1	Support in Part	Consider the Condition 1 raises too much uncertainty for landowners and developers as it appears that areas which have limited capacity to absorb such change have not been mapped. Is this work proposed to be undertaken or is	Amend NFL-P1 as follows:
							Recognise the values of the identified ONF and ONL overlays on the Planning Maps and protect these	

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							<p>this proposed to be considered on a case by case assessment?</p> <p>Condition 3 should require a low building scale across the Basin not per site. We also note that there are no conditions that address tracking or earthworks not associated with buildings. We consider it is important to provide for this activity as often farm tracks and other tracking is undertaken as a separate and distinct activity including for recreational purposes.</p>	<p>values from adverse effects by:</p> <p>...</p> <p>8. providing for earthworks including tracks and paths that do not detract from or damage the unique landforms and landscape features.</p> <p>Or similar.</p> <p>Provide maps that identify the areas of the ONFL that have limited capacity to absorb change for consideration by landowners.</p>
PF Olsen	PC23.04	24.17	Natural Features and Landscapes	Policies	NFL-P1	Oppose in Part	<p>There is a great departure from the RMA section 5 of promoting sustainable management of natural and physical resources, as the sub policy 7 recognising the existence of working pastoral farms and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District. Other features of working pastoral farms are also relevant - these include commercial forests which are defined as per the NES-CF and extend to areas of 1ha.</p>	Amend to delete sub-policy 7 or also provide for commercial forests.
Te Rūnanga o Ngāi Tahu	P3.25	25.09	Natural Features and Landscapes	Policies	NFL-P1	Support	<p>Kai Tahu have a sacred and spiritual connection to the natural values of the district. Te Rūnanga supports the provision as it protects and enhance the views, landforms and vastness of the landscape and the connection of Mana whenua to these areas.</p>	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.21	Natural Features and Landscapes	Policies	NFL-P1	Support	<p>This policy provides clear directives on how protection of outstanding natural features and landscapes will be achieved. Federated Farmers thanks the Council for recognising working pastoral farms in this policy and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District.</p>	Retain as notified.
Ministry of Education	PC23.38	38.11	Natural Features and Landscapes	Policies	NFL-P1	Support in Part	<p>Supports NFL-P1 in Part and acknowledges that development in areas that has an Outstanding Natural Features and Landscapes should generally be discouraged for educational facilities, except where there is an operational need. Considers the direction to 'avoid' impacts on subdivision, use and development does not align with the language of the objective 'allowing' activities where there is an operational need. Seeks an amendment to the wording of the policy to seek restricting subdivision, use and development as opposed to avoidance.</p>	<p>Amend as below:</p> <p>Protection of Outstanding Natural Features and Landscapes</p> <p>Recognise the values of the identified ONF and ONL overlays on the Planning Maps and protect these values from adverse effects by:</p> <ol style="list-style-type: none"> 1. Restrict avoiding inappropriate subdivision, use and development in those parts of outstanding natural features and landscapes with limited capacity to absorb such change; 2. Restrict avoiding inappropriate use and development that detracts from extensive open views, or detracts from or damages the unique landforms and landscape features; <p>...</p>
Grampians Station Limited	PC23.52	52.11	Natural Features and Landscapes	Policies	NFL-P1	Oppose in Part	<p>To re-order the list so that recognition of working pastoral farms comes first and is consistent with NFL-P2 (PC13).</p>	<p>Re-order the list so that number 1. becomes:</p> <p>recognizing the existence of working pastoral farms and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District;</p>

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Te Rūnanga o Ngāi Tahu	P3.25	25.10	Natural Features and Landscapes	Policies	NFL-P2	Support	The policy recognises the significance of Te Manahuna/Mackenzie Basin ONL to Kāi Tahu and outlines what is required for an application.	
Ministry of Education	PC23.38	38.12	Natural Features and Landscapes	Policies	NFL-P2	Support in Part	<p>The Ministry supports NFL-P3 in Part and acknowledges that non-farm buildings are located outside of Farm Base areas should be discouraged for educational facilities, except where there is an operational need.</p> <p>To ensure adverse effects, including cumulative effects, on the environment of sporadic development and subdivision are avoided or mitigated by:</p> <ol style="list-style-type: none"> 1. Managing residential and rural residential subdivision and housing development within defined Farm Base Areas (refer to Policy 3B3 NFL-P4). 2. Enabling farm buildings within Farm Base Areas and in areas of low visual vulnerability subject to bulk and location standards and elsewhere managing them in respect of location and external appearance, size, separation and avoidance of sensitive environments. 3. Strongly discouraging non-farm buildings elsewhere in Te Manahuna/the Mackenzie Basin outside of Farm Base areas, except where there is an operational need. 	
Te Rūnanga o Ngāi Tahu	P3.25	25.11	Natural Features and Landscapes	Policies	NFL-P3, NFL-P4 and P6 - NFL-P11	Support	Do not oppose Policies NFL-P3 to NFL-P11 as they provide direction on how to manage different activities while protecting the values within and ONL or ONF.	
New Zealand Transport Agency	PC23.15	15.11	Natural Features and Landscapes	Policies	NFL-P6	Support	Supports the policy as it requires that buildings should be set back from roads, particularly state highways. This ensures that views are maintained but is also supports the safe and efficient operation of the state highway.	
Ministry of Education	PC23.38	38.13	Natural Features and Landscapes	Policies	NFL-P6	Support in Part	Supports NFL-P6 in principle and acknowledges that buildings should be restricted in the Scenic Grasslands and Scenic Viewing Areas. Should there be an operational need to locate an educational facility within these areas, there should be an enabling framework subject to mitigation measures protecting the amenity values of the surrounding area, particularly views.	
Simpson Family Trust	PC23.16	16.21	Natural Features and Landscapes	Policies	NFL-P7	Support in Part	Assume 'traditional pastoral farming' relates to grazing only, given that 'pastoral intensification' means 'oversowing and topdressing.' However, economically viable grazing cannot occur in the Basin without oversowing and topdressing. Furthermore, stock fencing is also required to manage grazing efficiently and ensure areas are not overgrazed. Furthermore, it is unclear if tussock grasslands are located within the Wilding Conifer Overlay Areas and if so, how this Policy works with NFL-P11 and NFL-R8, which provides for oversowing and topdressing within Wilding Conifer Overlay Areas as a controlled activity.	
South Canterbury Province	PC23.07	27.22	Natural Features and Landscapes	Policies	NFL-P7	Support in Part	As pastoral farming is an integral part of the Mackenzie District's economy and cultural heritage, it is appropriate that it is provided for. However, we seek that MDC amends the policy to remove the word "traditional". This would then	
							That the word "traditional" is deleted. NFL-P7 Pastoral Farming Traditional Pastoral farming is encouraged so as to	

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Federated Farmers of New Zealand							enable pastoral farming practises to adapt and not be locked into potentially outdated and inefficient methods.	maintain tussock grasslands, subject to achievement of other Rural objectives and to NFL-P6.
Lisburn Farms Limited	23.37	37.09	Natural Features and Landscapes	Policies	NFL-P7	Support in Full	Supports the encouragement of traditional pastoral farming so as to maintain tussock grassland.	Retain as notified.
Grampians Station Limited	PC23.52	52.12	Natural Features and Landscapes	Policies	NFL-P7	Support	Consistent with the recognition that it is pastoral farming that has contributed so significantly to the landscape values that have given rise to the classification of Te Manahuna/Mackenzie Basin as an ONL.	Retain as notified.
PF Olsen	PC23.04	24.18	Natural Features and Landscapes	Policies	NFL-P8	Oppose in Part	The policy encouraging farming pastures in the Te Manahuna/the Mackenzie Basin ONL, besides being a departure for Part 2 of RMA, also encourages unequal treatment between farming and other land uses. These disparities not only violate the principles of social justice but also contradict the fundamental principles of equality enshrined in our legal system. Equal treatment under the law is a cornerstone of our society, and the existing discrepancies in land use policies undermine this principle.	Amend to include other land uses that are suitable for Te Manahuna/the Mackenzie Basin ONL.
The Mackenzie Country Charitable Trust	PC23.41	41.01	Natural Features and Landscapes	Policies	NFL-P8	Oppose in Part	Part (5) should be removed from the provisions in this section as The Mackenzie Country Charitable Trust is in the process of being wound up. The Trust has not made and will not be making any agreements with landowners and so this provision is redundant.	That Council removes provision NFL-P8: (5) from PC23 and any future District Plan.
Herman Frank	PC23.06	6.03	Natural Features and Landscapes	Policies	NFL-P9		Reasoning refers to previous submission points.	Change to Visual Amenity Landscapes, add the following policies (possibly as separate policies): <u>Only allow activities in Visual Amenity Landscapes, that are consistent with maintaining or enhancing the identified values and characteristics. This includes existing non-intensive primary production, small scale earthworks, maintenance of existing tracks and fences and underground utilities.</u> <u>Only allow subdivision, use and development including commercial forestry and woodlots within Visual Amenity Landscapes where it can demonstrate that the landscape can absorb the change and the values and characteristics will be maintained or enhanced.</u>
PF Olsen	PC23.04	24.19	Natural Features and Landscapes	Policies	NFL-P9	Oppose in Part	The policy states: Manage the adverse effects of commercial forestry and woodlots in the Forestry Management Areas Overlay to recognise the significant landscape values". This is ambiguous. What is meant by managing adverse effects to recognise significant landscape values. Is the intent to manage adverse effects of commercial forestry to minimise adverse effects on the ONFL?	Amend the policy to provide for appropriate commercial forestry effects on ONFL.
Port Blakely	PC23.29	29.05	Natural Features and Landscapes	Policies	NFL-P9	Oppose in Part	The effects of commercial forestry are already managed via the NES-CF.	Not specific relief sought.
Simpson Family Trust	PC23.16	16.22	Natural Features and Landscapes	Policies	NFL-P10	Support	This is an effective and efficient method to remove wilding forests.	Retain as notified.

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Mackenzie Basin Wilding Tree Trust	PC23.17	17.01	Natural Features and Landscapes	Policies	NFL-P10	Support	Supports management of land identified as closed canopy harvesting as identified in red on the wilding conifer management strategy map to suppress any further seedling establishment.	Retain as notified.
PF Olsen	PC23.04	24.20	Natural Features and Landscapes	Policies	NFL-P10	Oppose in Part	The policy incorrectly presumes that pastoral farming is the only productive use of land (embedded in the definition of land rehabilitation). Prioritising one land use over other primary land uses should be avoided, and any policy outcomes should be effects based.	Amend to focus on the enabling of harvest.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.23	Natural Features and Landscapes	Policies	NFL-P10	Support	Wilding conifers are a pest of national concern, we support all measures to reduce and eradicate this weed. We endorse the recognition that to control this weed an ongoing programme of land rehabilitation is required.	Retain as notified.
Canterbury Regional Council	PC23.45	45.08	Natural Features and Landscapes	Policies	NFL-P10	Support in Part	Supports provision for the harvest of closed canopy wilding conifer species and the subsequent land rehabilitation to achieve a productive use, as this gives effect to CRPS Policy 5.3.13. However, Environment Canterbury considers that there may also be less productive uses that would also be appropriate in some circumstances. This would include the restoration of indigenous vegetation.	Amend the policy: To enable the mechanical harvest of dense closed canopy wilding forests and the subsequent land rehabilitation to achieve a productive use .
Grampians Station Limited	PC23.52	52.13	Natural Features and Landscapes	Policies	NFL-P10	Oppose in Part	Enabling the removal of all wilding conifers, whether dense closed canopy or not, should be a priority in the Council's Plan. Similarly, the rehabilitation of land following the removal of these pest species should also be permitted throughout the district, so that the land is returned to productivity and the pastoral farming landscape is restored.	Amend the wording of the Policy to read: To enable the harvest, mechanical or otherwise, of wilding conifers and the subsequent rehabilitation of the land to return it to productive use and to restore the pastoral farming landscape
Director-General of Conservation	PC23.07	7.07	Natural Features and Landscapes	Policies	NFL-P11	Oppose in Part	Although grazing can be an appropriate method to inhibit wilding conifer spread, the policy as drafted could be read as supporting grazing of indigenous vegetation. Clarification is required to ensure that grazing is only used in areas where grazing is already appropriate.	Amend NFL-P11 as follows, or words to like effect: To provide for the use of stock grazing to control wilding conifer spread in areas of existing or re-established pasture known to be susceptible to reinvasion of wilding conifer species.
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.02	Natural Features and Landscapes	Policies	NFL-P11	Oppose in Part	Generally support the intent of this provision, however, seek that it also recognises vegetation clearance as a method to control wilding conifer spread as this is an effective method to manage wilding conifers when the appropriate controls are in place and is consistent with the provisions sought in this submission.	Amend NFL-P11 as follows: To provide for the use of stock grazing and vegetation clearance to control wilding conifer spread in areas known to be susceptible to re-invasion of wilding conifer species.
Simpson Family Trust	PC23.16	16.23	Natural Features and Landscapes	Policies	NFL-P11	Support	Does the Council know where the areas susceptible to reinvasion are? Are these areas the Wilding Conifer Removal Overlay and the Wilding Conifer Management Overlay? If so, they should be referred to in the Policy to provide certainty to landowners. The change sought would also support Rule NFL-R8. We also advise that grazing cannot occur in the Basin without oversowing and topdressing as well as spraying of wildings. Boom spraying is the most efficient method. Furthermore, stock fencing is also required to manage grazing efficiently and ensure that areas are not overgrazed.	Amend NFL-P11 as follows: To provide for the use of stock grazing, spraying and oversowing and topdressing to control wilding conifer spread in the Wilding Conifer Removal Overlay and the Wilding Conifer Management Overlay, which are areas known to be susceptible to re-invasion of wilding conifer species.
Mackenzie Basin Wilding Tree Trust	PC23.17	17.02	Natural Features and Landscapes	Policies	NFL-P11	Support	Supports management of land identified as wildings conifer spread areas as identified in yellow on the wilding conifer management strategy map to allow	Retain as notified.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							stock grazing to be used as a management tool for the suppression of emerging seedlings.	
Environmental Defence Society	PC23.20	20.01	Natural Features and Landscapes	Policies	NFL-P11	Oppose	Seeks amendment to ensure that this policy does not provide for mob-stocking, intensification (Le., through irrigation, cultivation, direct drilling, oversowing and topdressing etc) or additional clearance of indigenous vegetation, which have consequential effects on the dryland landscape and ecological values of the Mackenzie Basin.	
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.24	Natural Features and Landscapes	Policies	NFL-P11	Support	As per NFL-P10.	
Forest and Bird	PC23.36	36.02	Natural Features and Landscapes	Policies	NFL-P11	Oppose	Needs to be reassured that this policy does not enable mob-stocking in areas susceptible to wild pine invasion that contain indigenous vegetation or habitat for indigenous species, that are important attributes of the ONL. The policy is uncertain as to how natural values including indigenous biodiversity values of the ONL will be protected when, there may be other methods to control wilding pines that may be more appropriate.	
Lisburn Farms Limited	23.37	37.10	Natural Features and Landscapes	Policies	NFL-P11	Support in Full	LFL recognises the threat of wilding conifers and supports the use of stock grazing to control their spread in areas known to be susceptible to re-invasion.	
Canterbury Regional Council	PC23.45	45.09	Natural Features and Landscapes	Policies	NFL-P11	Support in Part	Supports the provision for the use of stock grazing to help control wilding conifer spread and considers that this provision gives effect to CRPS Policy 5.3.13. There is however some concern that stock grazing and the associated oversowing and topdressing, may not always be appropriate where there could be adverse environmental effects.	
Grampians Station Limited	PC23.52	52.14	Natural Features and Landscapes	Policies	NFL-P11	Oppose in Part	Enabling control of the spread of wilding conifers by the use of stock grazing should be permitted throughout the district. The spread of wilding conifers is proceeding at pace. Any restriction on the ability to control regrowth by way of stock grazing would result in an amplification of this major threat to land productivity, indigenous biodiversity and the landscape. So that stock can graze such areas, farmers also need to be able to grow and maintain pasture.	
New Zealand Transport Agency	PC23.15	15.10	Natural Features and Landscapes	Policies	New Policy	Support	Considers that the policies do not appropriately provide recognition for the functional needs or operational needs of regionally significant infrastructure, including the state highway network, within the Natural Features and Landscapes chapter. The state highway sits within many of these areas identified as Outstanding Natural Feature and Landscapes and it is important that this infrastructure can be maintained and operated to ensure the safe and efficient use of the state highway to meet the needs of road users. It is recommended that a new policy be introduced to recognise the needs of regionally significant infrastructure.	
Te Rūnanga o Ngāi Tahu	P3.25	25.12	Natural Features and Landscapes	Policies and Rules	NFL-P5 and NFL-R1 - NFL-R3	Support	Policy NFL-P5 and the rules recognises the significance of Te Manahuna/Mackenzie Basin ONL to Kāi Tahu and aims to protect those values and connections.	
Wolds Station Limited	PC23.50	50.06	Natural Features and Landscapes	Policies, Rules and Matters of Discretion	NFL-P10 - 11 NFL-R6 - R8 NFL-MD2 GRUZ-P7 and		Supports the introduction of a planning framework to manage the spread of wilding conifers, provided the cost of control is not borne solely by the landowner. This is particularly important where some properties contain significant seed source, and others do not.	
							Retain policies NFL-P10 and P11 as notified and introduce new policy support for non-mechanical removal of wilding conifers via vegetation clearance. The new wilding conifer policies need to align with the	

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					P11 GRUZ-R21		<p>Topdressing and oversowing are key tools to manage the spread of wilding conifers. These activities ought to be encouraged, specifically in wilding conifer control and management overlays. Requiring a consent for land rehabilitation postharvest of closed canopy wilding conifers (together with the comprehensive matters of control/ discretion listed at NFL-MD2) has potential to disincentivise landowners. The rule package and the pathway to consent must be simple to encourage landowner buy-in.</p> <p>Considers it would be inappropriate for the Council to take a blanket approach to requiring wilding conifer management, pursuant to GRUZ-P7, for all resource consent applications. For some activities it would be inappropriate for the Council to impose positive obligations on landowners to contain or eradicate wilding conifers.</p> <p>Consider it inappropriate to introduce an avoid policy on the planting of wilding conifers (as per GRUZ-P7) when coupled with the non-complying activity status under GRUZ-R21 which would essentially deem this a prohibited activity. Many existing shelter belts in the Mackenzie Basin comprise of these species. It is acknowledged that existing use rights would apply, however sound resource management practice would support this being codified in the plan, and where dead or diseased trees exist in current shelterbelts there needs to be a pathway for replacement.</p> <p>Supports rule NFL-R8 but considers it ought to be a permitted activity instead of controlled.</p>	<p>vegetation clearance provisions in Section 19 – Ecosystem and Indigenous Biodiversity.</p> <p>Amend wilding conifer rules to ensure that these provisions take precedence to other plan provisions, where topdressing and oversowing activities are subject to other consent requirements.</p> <p>Activity status for NFL-R8 to be permitted, and associated deletion of listed matters of control.</p> <p>Amend NFL-MD2 (a – f) to ensure there is a pathway for consent to be obtained.</p> <p>Amend GRUZ-P7 and GRUZ-R21 to provide a pathway for Wilding Conifer planting where it would be appropriate for sound resource management practice to do so.</p>
Rooney Group Ltd	PC23.49	49.02	Natural Features and Landscapes	Rules	NFL-Rules		In conjunction with the additional policy sought to provide for the extension of existing buildings and associated new accessory buildings within ONLs outside of the Mackenzie Basin, there should be a corresponding permitted activity rule.	Amend by introducing an additional permitted activity rule to provide for the extension of existing buildings and new associated accessory buildings within the ONLs outside of the Mackenzie Basin up to 50% of the original building footprint.
Herman Frank	PC23.06	6.04	Natural Features and Landscapes	Rules	NFL-R1		ONF and ONL need to have separate rules here. ONF usually cover a relatively small area as is the case in the proposed ONFs for the Mackenzie District. Any buildings would compromise the values of these outstanding features. No new buildings should be allowed in an ONF.	Make buildings and structures a NC Activity in ONFs. Insert similar rule to NFL-P3 for ONF and ONL: There shall be no pastoral intensification or agricultural conversion within the following areas identified on the Planning Maps: -Sites of Natural Significance.
New Zealand Transport Agency	PC23.15	15.12	Natural Features and Landscapes	Rules	NFL-R1	Support in Part	Generally supports the intent of the rule. However, it does not recognise that there are some buildings associated with the operation of the state highway network, which at times may need to be located within the Te Manahuna/Mackenzie Basin ONL. It is considered that the rule should allow for buildings associated with regionally significant infrastructure.	Amend NFL-R1 as follows: 4. No building shall be erected on, unless associated with regionally significant infrastructure : ...
Simpson Family Trust	PC23.16	16.24	Natural Features and Landscapes	Rules	NFL-R1		Whilst NRL-R1 and R9 are not subject to submissions, we take this opportunity to point out that Rules NFL-R1 and NFL-R9 are potentially contradictory. We suspect that R1 should read Farm Buildings and Structures.	Amend NFL-R1 as follows: NFL-R1: Farm Buildings and Structures (excluding Residential Units).
Lisburn Farms Limited	23.37	37.11	Natural Features and Landscapes	Rules	NFL-R1	Support in Full	Supports permitted activity status for buildings and structures within an ONL.	Retain as notified.

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Ministry of Education	PC23.38	38.14	Natural Features and Landscapes	Rules	NFL-R1	Support	Supports NFL-R1 to manage the establishment of buildings and structures within the zone, including educational facilities. It is acknowledged that in rare instances the Ministry may have an operational need to locate their assets within a Natural Feature Landscape.	
Director-General of Conservation	PC23.07	7.08	Natural Features and Landscapes	Rules	NFL-R1 to NFL-R13	Oppose in Part	The rules do not address vegetation clearance, except if it occurs as part of pastoral intensification and agricultural conversion. More general vegetation clearance, can still have significant adverse effects on landscape values, which are not addressed in these rules or the vegetation clearance rules of the operative Section 19 of the Plan. Allowing vegetation clearance without controls would be inconsistent with NFL-O1, NFL-02 and NFL-P2.	
Rooney Group Ltd	PC23.49	49.03	Natural Features and Landscapes	Rules	NFL-R1 and NFL-R9		The relationship between NFL-R1 and NFL-R9 is not explicitly clear. It appears that NFL-R1 applies to all buildings except residential units regardless of use. However, NFL-R9 refers to “non-farm buildings including residential units”. Differentiating between farm and non-farm buildings is confusing when there is no separate permitted activity rule for farm buildings.	
New Zealand Transport Agency	PC23.15	15.13	Natural Features and Landscapes	Rules	NFL-R4	Support in Part	Generally supports the intent of the rule. However, it does not recognise that there are fences associated with the operation of the state highway network, which at times may need to be located within the Te Manahuna/Mackenzie Basin ONL. It is considered that the rule should allow for buildings associated with regionally significant infrastructure.	
Te Rūnanga o Ngāi Tahu	P3.25	25.13	Natural Features and Landscapes	Rules	NFL-R4 - NFL-R13 associated matters of control or discretion and rule standards NFL-S1 - S5	Support	Rules NFL-R4 - NFL R13, the associated matters and status of discretionary when compliance is not achieved as manage the effects on the natural character of the landscape and enables not only Kāi Tahu values but all natural character values to be assessed on a case-by-case bases, where the activity does not meet the relevant standard.	
Fire and Emergency New Zealand	PC23.04	4.04	Natural Features and Landscapes	Rules	NFL-R5	Support in Part	Support in part Rule NFL-R5 as it enables for earthworks to be undertaken within areas of natural features and landscapes. However, Fire and Emergency request that the rule is amended to provide for maintenance, repair and creation of new firebreaks. This will help to reduce the risk of firebreaks across the district. The inclusion of firebreaks would not restrict earthworks for this purpose to 500m ³ in volume and 500m ² in area.	
Herman Frank	PC23.06	6.05	Natural Features and Landscapes	Rules	NFL-R5		Again ONF and ONL need to have separate rules. No earthworks should be allowed in ONFs as this would seriously affect the values of these smaller areas. Only Point 1 should be included for ONFs.	
							Make earthworks a NC Activity in ONL. For ONL the volume and size of permitted earthworks is far too high. This should be reduced down to at least 100m ³ and 100m ² . Any earthworks beyond these should be a DIS Activity.	

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Transport Agency	PC23.15	15.14	Natural Features and Landscapes	Rules	NFL-R5	Oppose	NFL-R5 allows some level of earthworks to be permitted within an ONF or ONL. However, NZTA considers that the volumes provided are not sufficient to ensure the ongoing maintenance and operation of the state highway network, which are within many ONF and ONLs. There are many circumstances where earthworks are required to maintain culverts and/or weirs, removing slips, removal of debris, and to stockpile material. Many of these works are becoming more frequent due to climate change (increase in rainfall frequency and severity). It is considered that the rule be amended to exclude regionally significant infrastructure from the permitted volumes proposed.	Amend NFL-R5 as follows: Earthworks Activity Status: PER Where: 1. Undertaken for the purpose of the maintenance and repair of existing fence lines, tracks, reticulated stock water systems (including troughs); or 2. Earthworks on any site shall not exceed 500m ³ by volume and 500m ² by area per site in any 5-year period, <u>unless required for the maintenance or protection of regionally significant infrastructure.</u> 3. No earthworks or tracking in the Te Manahuna/Mackenzie Basin ONL Subzone shall be located within Scenic Viewing Areas, or Scenic Grasslands or Lakeside Protection Areas identified on the Planning Maps other than for the purpose of track maintenance <u>or required for the maintenance or protection of regionally significant infrastructure.</u>
Simpson Family Trust	PC23.16	16.25	Natural Features and Landscapes	Rules	NFL-R5	Oppose	Note that earthworks and tracking in the Lakeside Protection Areas are proposed to be NC. Under the Natural Character rules, earthworks within 100m of Lake Tekapo are a restricted discretionary activity. Furthermore, what is the purpose of the Lakeside Protection Area. On reading Policy NFL-P it appears to be related to managing effects on landscape values and natural character. However, Lake Tekapo lies within an ONL, so any building or earthworks in proximity to or within the setting of the Lake would be addressed under these rules and the protection of natural character is provided for in the Natural Character chapter. Therefore, the Lakeside Protection Areas seem unnecessary or at least, the rules should align with those intended to protect natural character. Advise that the boundaries of the Scenic Grasslands have never been ground truthed and that this work needs to be completed if all earthworks and tracking are to be non-complying.	Amend NFL-R5 as follows: ... 3. No earthworks or tracking in the Te Manahuna/Mackenzie Basin ONL Subzone shall be located within Scenic Viewing Areas, or Scenic Grasslands or <u>Lakeside Protection Areas</u> identified on the Planning Maps other than for the purpose of track maintenance. Or Activity status when compliance is not achieved with R5.1 or R5.2: DIS Activity status when compliance is not achieved with R5.3 in the <u>Lakeside Protection Area: RDIS and in all other areas: NC.</u> Or similar.
Port Blakely	PC23.29	29.06	Natural Features and Landscapes	Rules	NFL-R5	Oppose	Earthworks in the NES-CF are managed by Regional Councils.	Earthworks related to commercial forestry activities are already managed via the NES-CF. Align rule framework with the NES-CF.
Lisburn Farms Limited	23.37	37.12	Natural Features and Landscapes	Rules	NFL-R5	Oppose in Part	The notified rule allows for earthworks in relation to existing infrastructure or up to 500m ³ by volume and 500m ² by area per site in any 5-year period. LFL is concerned that the 5- year period is too long and maximum amounts too slight, especially given the size and scale of their farming operations. The unnecessarily burdensome rule makes farm planning difficult and will present significant challenges in the event of unforeseen circumstances such as extreme weather events.	Amend NFL-R5.2 as follows (or to the effect of): [...] 2. Earthworks on any site shall not exceed 1,000m ³ by volume and 1,000m ² by area per site in any <u>5-year 2-year</u> period. And retain the remainder of NFL-R5 as notified.
Genesis Energy Limited	PC23.40	40.13	Natural Features and Landscapes	Rules	NFL-R5	Oppose in Part	Provided that the provisions of Natural Features and Landscapes chapter do not apply to Renewable Electricity Generation Activities, consistent with Genesis' submissions on Plan Change 26, The provision for earthworks within the Te Manahuna/Mackenzie Basin ONL for the purpose of track maintenance	Amend Rule NFL-R5 as follows: NFL-R5: Earthworks ONF & ONL

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							is generally supported. Gensis however, consider that greater clarity is needed with regard to the scope of works associated with track maintenance.	Activity Status: PER Where: 1. Undertaken for the purpose of the maintenance and repair of existing fence lines, tracks (including those required for vehicle access), reticulated stock water systems (including troughs); or 2. Earthworks on any site shall not exceed 500m ³ by volume and 500m ² by area per site in any 5-year period. 3. No earthworks or tracking in the Te Manahuna/Mackenzie basin ONL shall be located within Scenic Viewing Areas, Scenic Grasslands or Lakeside Protection Areas identified on the Planning Maps other than for the purpose of walking, cycling and vehicle access track maintenance. ...
Grampians Station Limited	PC23.52	52.15	Natural Features and Landscapes	Rules	NFL-R5	Support	Recognises the need to carry out minor earthworks as part of farming activities.	Retain as notified.
New Zealand Defence Force*	PC23.54	54.02	Natural Features and Landscapes	Rules	NFL-R5	Support	This rule appropriately provides for small-scale earthworks within ONF and ONL.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.25	Natural Features and Landscapes	Rules	NFL-R5.1	Support	Support the maintenance and repair provision for essential farm infrastructure.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.26	Natural Features and Landscapes	Rules	NFL-R5.2	Support in Part	Note that the volume limit has increased from the draft chapter provisions that was available for feedback, however, the area volume did not change. Feedback we sought an increase to both volume and area. We seek that the area limit is increased to 1000m ² . Also, the time period has changed, the draft chapter referred to 12 months, the notified term is for 5 years. We seek this is amended to 12 months. This would be more in line with other nearby district plans, as a comparison: Selwyn PDP - 500m ³ and 1000m ² over 12 months Timaru PDP - not exceed 1000m ² over 12 months	Relief sought - that the area is adjusted to 1000m ² and over a 12 month period. Earthworks on any site shall not exceed 500m ³ by volume and 500m ² <u>1000m²</u> by area per site in any <u>5 year 12 month</u> period.
Fire and Emergency New Zealand	PC23.04	4.05	Natural Features and Landscapes	Rules	NFL-R6	Support	Support the provision for harvesting of closed canopy wilding conifers as a permitted activity insofar that it reduces fire risk across the Mackenzie District.	Retain as notified.
Director-General of Conservation	PC23.07	7.09	Natural Features and Landscapes	Rules	NFL-R6	Oppose in Part	Although it is appropriate to make clearance of closed canopy wilding conifers a permitted activity, the proposed standards would potentially allow loss of habitats of indigenous fauna where they are not also significant indigenous vegetation.	Amend NFL-R6 as follows, or words to like effect: ...2. Any significant indigenous vegetation or significant habitat of indigenous fauna is retained.
Simpson Family Trust	PC23.16	16.26	Natural Features and Landscapes	Rules	NFL-R6	Support	Support the removal of wilding conifers.	Retain as notified.

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Mackenzie Basin Wilding Tree Trust	PC23.17	17.03	Natural Features and Landscapes	Rules	NFL-R6	Support	Support rule as it allows all the above to happen.	
Environmental Defence Society	PC23.20	20.02	Natural Features and Landscapes	Rules	NFL-R6	Support	The Wilding Conifer Removal Overlay included in the Planning Maps is currently confined to areas that are fully infested with wilding pines with closed canopy cover. EDS agrees there is merit in providing a pathway for the removal of wildings, as a permitted activity, in these discrete areas. The Wilding Conifer Removal Overlay, in its current form, is crucial to EDS's support of this rule. If the Overlay is removed or amended, EDS reserves its right to change its position.	
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.27	Natural Features and Landscapes	Rules	NFL-R6	Support	Wilding conifers are a pest of national concern, we support all measures to reduce and eradicate this weed.	
Forest and Bird	PC23.36	36.03	Natural Features and Landscapes	Rules	NFL-R6	Support in Part	Supports the rule being limited to the Overlay. Clarify the rule so that applicant will notify the council before any activity associated with the harvest of wilding conifers, particularly the construction of access tracks.	
Canterbury Regional Council	PC23.45	45.10	Natural Features and Landscapes	Rules	NFL-R6	Support in Part	<p>Supports the provisions enabling the harvest of closed canopy wilding conifer species as a permitted activity within the wilding conifer overlay and considers that this provision gives effect to CRPS Policy 5.3.13. Environment Canterbury is concerned that, over the life of the Mackenzie District Plan, further areas could become infested with closed canopy wilding conifers as there are currently areas where dense carpets of seedlings are evident. Environment Canterbury would support a mechanism whereby harvest of these areas, outside the proposed overlay, could also occur as a permitted activity. Stormwater needs to be managed as well as controlled.</p> <p>At this stage it is not particularly clear what the interplay of these rules is with the vegetation clearance rules in PC18. There might need to be a carve out from the relevant PC18 / vegetation clearance rules for this type of activity. NFL-R5 contains a carve out from the earthworks rule, so this could be drafted similarly for consistency.</p>	
Grampians Station Limited	PC23.52	52.16	Natural Features and Landscapes	Rules	NFL-R6	Oppose in Part	The control of wilding conifers is a district wide issue and the ability to harvest wilding conifers should not be limited to the removal of closed canopy wilding conifers.	
Simpson Family Trust	PC23.16	16.27	Natural Features and Landscapes	Rules	NFL-R7	Support	Support placing land in the Wilding Conifer Removal Overlay into pasture for grazing to manage wilding conifer spread.	
Mackenzie Basin Wilding Tree Trust	PC23.17	17.04	Natural Features and Landscapes	Rules	NFL-R7	Support	Support rule as it allows all the above to happen.	

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Environmental Defence Society	PC23.20	20.03	Natural Features and Landscapes	Rules	NFL-R7		See comments in relation to NFL-R6 regarding the Wilding Conifer Removal Overlay. EDS is also concerned that NFL-R7(2) creates a pathway for intensification following removal of wildings. While NFL-R7(3) prevents the land from being irrigated, the rule allows for other forms of intensification.	Amend NFL-R7(3) to cover other forms of agricultural conversion (i.e., direct drilling and cultivation) and vegetation clearance (e.g., oversowing and topdressing, mob stocking and overplanting).
PF Olsen	PC23.04	24.21	Natural Features and Landscapes	Rules	NFL-R7	Oppose in Part	The rule is flawed in that it provides for land rehabilitation but there are no performance standards for time frames, and it is based on the assumption that the land is suited to be returned to pastoral farming. The rule is likely to result in perverse outcomes if land rehabilitation to pastoral land is required.	Amend to focus the rule on timing of the operation.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.28	Natural Features and Landscapes	Rules	NFL-R7	Support	As per NFL-R6, and we endorse the recognition that to effectively control this weed an ongoing programme of land rehabilitation is required.	Retain as notified.
Forest and Bird	PC23.36	36.04	Natural Features and Landscapes	Rules	NFL-R7		<p>Concerned that rule allows for pastoral intensification and agricultural conversion.</p> <p>It is not clear if the definition for pastoral intensification is being amended by the Plan Change, there are amendments shown in grey with strike out. (PC 23 shows an amendment to the definition (removal of subdivisional fencing) while the Council Website shows the definition as being deleted altogether.</p> <p>https://letstalk.mackenzie.govt.nz/83478/widgets/421384/documents/272560</p> <p>The Section 32 report explains that the amendment to pastoral intensification in PC 23 removes subdivisional fencing because mobstocking is dealt with by PC18. Mobstocking and fencing are two different activities. As all appeals on PC18 have not yet been settled, Forest & Bird wishes that the definition of pastoral intensification is retained to include subdivisional fencing. It is unclear whether the Wilding Conifer Removal Overlay overlaps with any of the special areas listed in R3.2, particularly Lakeside protection areas. NFL R7.3 restricts irrigation but does not restrict other forms of intensification. The Advice Note should be confined to NFL R3.1 and NFL R3.3 NFL R 3.2 makes pastoral intensification and agricultural conversion in specified areas including Lakeside protection areas a non-complying activity.</p> <p>The NC status should be retained where land rehabilitation activities are being undertaken.</p>	<p>Clarify that the PC 13 definition for pastoral intensification will be retained.</p> <p>Clarify the relationship between the overlays.</p> <p>Amend NFL R7.3 to include agricultural conversion, pastoral intensification, and vegetation clearance as it is defined in the plan.</p>
Canterbury Regional Council	PC23.45	45.11	Natural Features and Landscapes	Rules	NFL-R7	Support in Part	<p>Supports the provisions for land rehabilitation following harvest of closed canopy wilding conifers as a controlled activity within the Wilding Conifer Removal Overlay, and considers that the provisions give effect to CRPS Policy 5.3.13. Environment Canterbury would prefer the alternative approach outlined under NFL-R6 above.</p> <p>Considers that indigenous vegetation should be able to be enhanced rather than solely maintained, as that would better give effect to CRPS Policy 9.3.4, while also enabling the aim of returning the land to extensive high country pastoral grazing.</p>	<p>Amend NFL-MD2 Wilding conifer management:</p> <p>...d. Maintenance, <u>and where practicable, enhancement</u> of the composition of indigenous vegetation so as to return the land to extensive high country pastoral grazing following effective wilding conifer control...</p>

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Grampians Station Limited	PC23.52	52.17	Natural Features and Landscapes	Rules	NFL-R7	Oppose in Part	The control of wilding conifers is a District wide issue and the ability to remediate land and prevent reinfestation following the removal of wildings should not be limited to the removal of closed canopy wilding conifers or be constrained or delayed by having to seek a Resource Consent.	Amend Rule to Read: NFL-R7 Land Rehabilitation following Removal of Wilding Conifers <u>Activity Status: PER</u> <u>Where:</u> <u>1. The wilding conifers have been removed in accordance with NFL-R6 or NFL-Rx.</u> <u>2. The land is placed into pasture grass for the grazing of livestock.</u> <u>3. The land is not irrigated.</u> <u>Advice note: NFL-R3 does not apply to activity undertaken in accordance with this Rule.</u>
Simpson Family Trust	PC23.16	16.28	Natural Features and Landscapes	Rules	NFL-R8	Support in Part	Support the use of oversowing and topdressing in the Wilding Conifer Overlay Areas to manage wilding pine spread. However, it needs to be made clear that the rules in Section 19: Ecosystems and Indigenous Biodiversity do not apply.	Amend Rule NFL-R8 as follows: Advice Note: NFL-R3 does not apply to activity undertaken in accordance with this Rule. <u>The rules in Ecosystems and Indigenous Biodiversity do not apply to activity undertaken in accordance with this Rule.</u> Or similar.
Mackenzie Basin Wilding Tree Trust	PC23.17	17.05	Natural Features and Landscapes	Rules	NFL-R8	Support	Support rule as it allows all the above to happen.	Retain as notified.
Environmental Defence Society	PC23.20	20.05	Natural Features and Landscapes	Rules	NFL-R8	Oppose	Opposes this rule in its entirety. The control of oversowing and topdressing in the Mackenzie Basin has been a topic of debate for many years, including through the PC13 decade-long litigation, PC17 and current PC18 process. Oversowing and topdressing, at increased frequencies and scale, can have significant adverse effects on the indigenous biodiversity and outstanding natural landscape of the Mackenzie Basin. Further, the Wilding Conifer Management Area Overlay is extensive, and many areas in the Overlay are known to contain significant indigenous vegetation and significant habitats of indigenous fauna, which must be protected in accordance with s 6(c) RMA. EDS is concerned about the potential misuse of the proposed rule to provide a pathway for intensification and notes that oversowing and topdressing at increased frequencies and scales has previously been used to provide a pathway for more intensive agricultural activities (i.e., cultivation and irrigation). Including in the context of oversowing and top dressing for pest (wilding control). The proposed rule does not prevent such misuse (and eventual intensification) occurring. Further, as a controlled activity, consent cannot be declined. Deletion of the rule is sought.	Delete rule. It is not appropriate to provide for oversowing and topdressing, that may have significant adverse effects on the Mackenzie Basin ONL and associated indigenous biodiversity, as a controlled activity.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.29	Natural Features and Landscapes	Rules	NFL-R8	Support	As per NFL-R7.	Retain as notified.

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Forest and Bird	PC23.36	36.05	Natural Features and Landscapes	Rules	NFL-R8	Oppose	The rule would allow for intensification of land use resulting in the loss of indigenous biodiversity. Topdressing and oversowing are identified within the definition of vegetation clearance in PC18. It cannot be automatically assumed that these activities are appropriate within all Wilding Conifer Overlay Areas.	Ensure that the definition of vegetation clearance applies to all chapters including PC23.
Canterbury Regional Council	PC23.45	45.12	Natural Features and Landscapes	Rules	NFL-R8	Support in Part	Supports the provisions for oversowing and topdressing following harvest of closed canopy wilding conifers as a controlled activity within the Wilding Conifer Removal Overlay and the Wilding Conifer Management Overlay, and considers that this gives effect to CRPS Policy 5.3.13. although Environment Canterbury would prefer the alternative approach outlined under NFL-R6 above. However note the interplay with the PC18 and PC13 provisions which also control oversowing and topdressing. This rule may have limited effect if the oversowing and topdressing is still going to be triggered by other rules. Considers that indigenous vegetation should, where possible, be enhanced rather than just maintained. Notes that MPI requires a permit to move an unwanted organism, including pest conifer species.	Amend NFL-MD2 Wilding conifer management: ...d. Maintenance Enhancement of the composition of indigenous vegetation so as to return the land to extensive high country pastoral grazing following effective wilding conifer control...
Grampians Station Limited	PC23.52	52.18	Natural Features and Landscapes	Rules	NFL-R8	Oppose in Part	The control of wilding conifers is a district wide issue and the ability to remediate land and prevent reinfestation following the removal of wildings should not be limited to the removal of closed canopy wilding conifers or be constrained or delayed by having to obtain a Resource Consent.	Amend Rule to read: NFL-R8 Topdressing and Oversowing following Wilding Conifer Removal Activity Status: PER Where: 1. The wilding conifers have been removed in accordance with NFL-R6 or NFL-Rx 2. The land remains pasture grass for the grazing of livestock Advice Note: NFL-R3 does not apply to activity undertaken in accordance with this Rule.
Herman Frank	PC23.06	6.06	Natural Features and Landscapes	Rules	NFL-R9		Again should not be allowed in ONF.	Change to not be allowed in an ONF.
New Zealand Transport Agency	PC23.15	15.15	Natural Features and Landscapes	Rules	NFL-R9	Oppose	Opposes the rule as it does not recognise a permitted pathway for buildings associated with state highway infrastructure within an ONF or ONL. Some of these buildings can include Commercial Vehicle Safety Centres (previously known as weigh stations) or temporary buildings used for roading upgrades. It is recommended that the rule be amended to provide a permitted pathway for buildings that are used by a network utility operator.	Amend NFL-R9 as follows: Non-Farm Buildings including Residential Units ONF ONL Activity Status: PER Where: 1. The building is ancillary to regionally significant infrastructure. Activity status when compliance with NFL-R9.1 is not achieved: DIS ONF ONL excluding Te Manahuna/Mackenzie Basic ONL Activity Status: DIS Te Manahuna/Mackenzie Basin ONL Activity Status: CON Where: 1. Within a defined Farm Base Area. 2. The maximum height shall be 8m. 3. No building shall be erected on Sites of Natural Significance, Scenic Viewing Scenic Grasslands,

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
								<p>Lakeside Protection Areas or areas above 900m in altitude.</p> <p>4.5. The maximum reflectivity index of the exterior of any building shall be 30%.</p> <p>5.6. The maximum gross floor area of any single building shall be 550m2.</p> <p>And the activity complies with the following standards: NFL-S5 Setbacks</p> <p>Matters over which control is reserved:</p> <p>a. NFL-MD1 Te Manahuna/Mackenzie Basin ONL.</p> <p>Notification:</p> <p>Any controlled activity application under NFL-R9 clause 3.2.3 will not require the written approval of other persons, service on affected parties and shall be non-notified.</p> <p>Activity status when compliance is not achieved with R9.42 to R9.56: DIS</p> <p>Where:</p> <p>6.7. Located within a Low or Medium Visual Vulnerability Area.</p> <p>7.8. The maximum height is 6m.</p> <p>8. 9. No building or extensions to buildings, other than stock fencing, shall be erected in Lakeside Protection areas identified on the Planning Maps (refer Non-Complying Activities - Rule 3.4.4).</p> <p>Activity status when compliance is not achieved with Rule 9.6 to Rule9.8: NC</p> <p>Activity status when compliance with standards(s) is not achieved: Refer to relevant standards.</p>
Forest and Bird	PC23.36	36.06	Natural Features and Landscapes	Rules	NFL-R9	Support	The Discretionally activity status is appropriate for considering non-farming buildings within ONF and ONL outside of the Te Manahuna ONL.	Retain as at least Discretionary activity status.
Lisburn Farms Limited	23.37	37.13	Natural Features and Landscapes	Rules	NFL-R9	Oppose in Part	The notified rule requires a discretionary resource consent for non-farm buildings, including residential units. LFL acknowledges the need for consent but doesn't support fully discretionary status. LFL prefers Restricted Discretionary status to best enable farms to implement non-farm buildings that assist with supplementing farm income, while also retaining discretion over matters.	<p>Amend activity status from discretionary to restricted discretionary where:</p> <p>NFL-R9 Non-farm Buildings including Residential Units</p> <p>ONF</p> <p>ONL excluding Te Manahuna/Mackenzie Basin ONL</p> <p>Activity Status: DIS RDIS</p> <p>Where:</p> <p>1.The maximum height shall be 8m.</p> <p>2.No buildings shall be erected on Sites of Natural Significance or areas above 900masl.</p>

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								<p>3. The maximum reflectivity index of the exterior of any building shall be 30%.</p> <p>4. The maximum gross floor area of any single building shall be 550m².</p> <p>And the activity complies with the following standards:</p> <p>NFL-S5 Setbacks</p> <p>Matters of discretion restricted to:</p> <p>a. External appearance and location within the landscape/</p> <p>b. Landscape and visual effects.</p> <p>c. Earthworks and planting.</p> <p>d. Lighting.</p> <p>e. Impacts on natural character including on rare and threatened species.</p>
Ministry of Education	PC23.38	38.15	Natural Features and Landscapes	Rules	NFL-R9	Support	Supports NFL-R1 to manage the establishment of non-farm buildings within the zone, including educational facilities. It is acknowledged that in rare instances the Ministry may have an operational need to locate their assets within this zone and it is considered that the control measures are appropriate.	Retain as notified.
PF Olsen	PC23.04	24.22	Natural Features and Landscapes	Rules	NFL-R10	Delete	The rule established a restricted discretion for any commercial forestry and woodlot activity in the Forestry Management Area. The Proposed FMA has been assessed and identified as second tier of ONF. If this is not ONFL then council does not have the ability to be more stringent than the NES-CF, except to control the location of afforestation.	Delete the provision.
Port Blakely	PC23.29	29.07	Natural Features and Landscapes	Rules	NFL-R10	Oppose	Wilding tree spread is comprehensively regulated by the NES-CF, and there is no need to duplicate regulations. Effects related to wilding conifer tree spread are regulated by Reg. 11, 16 and 17 NES-CF. If it fails to meet these standards, afforestation is a restricted discretionary activity under Reg. 16, with the matters of discretion in Reg. 17.	Align the activity status where the activity is to occur within a FMA amend from RDIS to Controlled, as per Regulation 15(3) of the NES-CF. Remove (d)-Effects arising from wilding conifer tree spread.
Forest and Bird	PC23.36	36.07	Natural Features and Landscapes	Rules	NFL-R10	Support	Non-Complying activity classification is an appropriate status for commercial forestry in ONL and ONF for forestry in FMA's the RDIS matters of discretion do not enable the council to assess effects on indigenous biodiversity. It is not clear whether FMA's are areas in which forestry activities are to be managed to protect natural values or are areas for forestry activities to occur within. If it is the former, then a NC activity status would be more appropriate.	Retain NC status in ONL and ONF. Change RDIS for FMA to NC.
Grampians Station Limited	PC23.52	52.19	Natural Features and Landscapes	Rules	NFL-R10	Oppose in Part	Woodlots (as defined) should be permitted activities in the GRUZ.	Clarify rule to ensure only Commercial Woodlots are covered by this Rule Or Amend Rule so that it does not conflict with NATC-R3.
Herman Frank	PC23.06	6.07	Natural Features and Landscapes	Rules	NFL-R11	Support	Support rules, but see NFL-O3.	Change to Visual Amenity Landscapes.
Grampians Station Limited	PC23.52	52.20	Natural Features and Landscapes	Rules	NFL-R11	Support	Shelterbelts assist with the protection of stock, crops and buildings from strong winds.	Retain as notified.
Milward Finlay Lobb Limited	PC23.48	48.07	Natural Features and Landscapes	Rules	NFL-R11.2	Amend	Typo within the wording of the Rule, it should read 90 degrees not 900.	Amend NFL-R11.2 Shelterbelts placed at 90°θ to a formed road must be at least 1000m apart.

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Herman Frank	PC23.06	6.08	Natural Features and Landscapes	Rules	NFL-R12	Support		
New Zealand Transport Agency	PC23.15	15.16	Natural Features and Landscapes	Rules	NFL-R12	Oppose	NFL-R12 results in a non-complying activity status for quarrying and mining activities within an ONF or ONL. NZTA relies on extraction of materials in these areas to ensure that the ongoing maintenance and operation of the state highway network. There are many circumstances where quarrying, as defined in the proposed plan, is required to maintain culverts and/or weirs by removing material. It is considered that this rule should provide a permitted pathway when it is required to maintain the safe and efficient operation of state highway infrastructure.	Amend NFL-R12 as follows: Quarrying Activities and Mining Activity Status: NC-PER Where: 1. It is required to maintain the safe and efficient operation of state highway infrastructure. Activity status when compliance is not achieved with R12.1: NC
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.30	Natural Features and Landscapes	Rules	NFL-R12	Oppose	We seek that farm quarries are provided for in an ONL. The impacts on the environment are very different from commercial enterprises. Federated Farmers opposes the non-complying status. We believe that matters of discretion should be limited to provide transparency and certainty for stakeholders. It is considered that the Council should change the activity status from non-complying to restricted discretionary to align with the understanding of activity's potential impacts and the availability of measures to mitigate them. Shifting from non-complying to restricted discretionary status offers a more predictable regulatory framework. Under non-complying status, decisions may appear arbitrary and inconsistent, leading to uncertainty for stakeholders. By restricting discretion, clear guidelines can be established, making it easier for businesses and individuals to understand what is expected of them. Potential issues are well-known with a wealth of data and research available to guide decision-makers. This knowledge can be harnessed to establish specific criteria and thresholds to guide the resource consenting processes. This ensures that the use of discretion is based on verified evidence rather than subjective judgement.	Farm quarries are enabled as a restricted discretionary activity.
Road Metals Limited	PC23.35	35.08	Natural Features and Landscapes	Rules	NFL-R12	Oppose	The non-complying activity status will make quarrying anywhere within the Mackenzie Basin non-complying. If this change is to proceed together with Rule GRUZ-R17, it will be difficult to source aggregate resource in close proximity to any areas within the basin without substantial transport of aggregates. The ONL has not traditionally prevented quarrying activities in accordance with the permitted activity rule.	Make the changes sought in relation to GRUZ-R17 above and delete Rule NFL-R12.
Forest and Bird	PC23.36	36.08	Natural Features and Landscapes	Rules	NFL-R12	Support	Non-Complying activity classification is appropriate in ONF and ONL.	Retain as notified.
Herman Frank	PC23.06	6.09	Natural Features and Landscapes	Rules	NFL-R13	Support		
New Zealand Transport Agency	PC23.15	15.17	Natural Features and Landscapes	Rules	NFL-R13	Support in Part	Considers that a non-complying activity when triggering NFL-R13 is onerous when related to state highway maintenance. A more permissive consenting pathway for some landfill activities within an ONF or ONL should be provided for. Cut from roads or other suitable material need to be deposited where there are appropriate locations available, which may be by backfilling of borrow pits or small quarries of which may be located in an ONF or ONL where it is	Amend NFL-R13 as follows: Landfills Activity Status: NC-RDIS Where: 1. It is the backfilling of existing borrow pits or quarries.

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							appropriate to do so. It is recommended that the rule be amended to provide for a restricted discretionary pathway when associated with the back filling of borrow pits or quarries.	Activity status when compliance is not achieved with R13.1: NC
Forest and Bird	PC23.36	36.09	Natural Features and Landscapes	Rules	NFL-R13	Support	Non-Complying activity classification is appropriate in ONF and ONL.	Retain as notified.
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.03	Natural Features and Landscapes	Rules	New Rule		New rule to provide for mechanical discing of wilding conifers as a permitted activity where the proposed conditions are met. Considers that with the appropriate management measures in place, mechanical discing is an appropriate method to control wilding conifers within identified areas, and as such, should be provided for in the District Plan.	<p>Add a new rule as follows:</p> <p>NFL-RX - Mechanical Discing of Wilding Conifers Activity Status: PER Where:</p> <ol style="list-style-type: none"> 1. The activity is undertaken within the Wilding Conifer Removal Overlay included on the planning maps. 2. Any significant indigenous vegetation is retained. 3. All skid sites and any vehicle tracks formed for the purpose of mechanical discing not required for on-going farming operations are remediated within 6 months of harvest completion. 4. Storm water controls are in place to prevent erosion and sediment run-off. 5. The existing landform shall be retained and all earthworks undertaken so as to reinstate natural landforms. 6. A Mechanical Discing Management Plan shall be prepared and submitted to the Mackenzie District Council not less than 20 working days prior to the mechanical discing activity commencing. 7. The mechanical discing activity shall take place in accordance with the Mechanical Discing Management Plan. <p>Activity status when compliance with NFL-RX.1 to NFL-RX.6 is not achieved: DIS.</p>
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.04	Natural Features and Landscapes	Rules	New Rule		Seek to insert a new provision that provides for vegetation clearance within the area identified as the Wilding Conifer Removal Overlay and Wilding Conifer Management Overlay to provide for the use of controlled burns as an alternative method for on-going wilding control. This would assist in controlling emergent wilding seedlings.	<p>Add a new rule as follows:</p> <p>NFL-RX - Vegetation Clearance utilising controlled burns within Wilding Conifer Prone Areas Activity Status: CON Where:</p> <ol style="list-style-type: none"> 1. The activity is undertaken within the Wilding Conifer Management Overlay or the Wilding Conifer Removal Overlay included on the planning maps. 2. The vegetation clearance is for the purpose of controlling wilding conifers. 3. Smoke is not blown towards a township. 4. For any controlled burns that last for three or more days, a management plan in accordance with the matters set out in Schedule 3 of the Canterbury Air Regional Plan be prepared and submitted to the Mackenzie District Council not less than 20 working days prior to the commencement of the activity.

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								<p>Matters over which control are reserved: a. NFL-MDX</p> <p>Activity status when compliance is not achieved with NFL-RX.1 to NFL-RX.4: DIS.</p>
Herman Frank	PC23.06	6.10	Natural Features and Landscapes	Standards	All		Buildings should not be allowed in an ONF generally.	Reference to ONF should be removed.
Road Metals Limited	PC23.35	35.09	Natural Features and Landscapes	Standards	NFL-S1	Oppose	These do not differentiate between zones of high and low visual vulnerability etc.	Amend Standard NFL-S1 so that it differentiates between zones of visual vulnerability, allowing more height where visual vulnerability is lower.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.31	Natural Features and Landscapes	Standards	NFL-S1.1	Oppose	Seek that the height limit is increased to 5m. Recently notified district plans in Timaru and Waimakariri have a limit of 5m in ONLs, it is unclear why MDC has set their limit at 4m. It is however requested that an exception be permitted for grain silos to have a maximum height of 25m. This exemption is sought due to the unique nature and functionality of grain silos, requiring additional height for efficient storage and management of agricultural produce. This exception would enable grain silos to operate optimally within the rural landscape while aligning with the height regulations proposed by the Council for buildings within this zone. By accommodating this exemption, the Council acknowledges the distinct needs of agricultural infrastructure, ensuring efficient and effective operations within the rural environment.	The maximum height of any building or structure shall not exceed 4m <ins>5m</ins> above natural ground level, except grain silos, where height shall not exceed 25m.
Lisburn Farms Limited	23.37	37.14	Natural Features and Landscapes	Standards	NFL-S1.1	Oppose in Part	The notified standard sets a maximum height of any building or structure of 4m above natural ground level. LFL is concerned that this is not feasible as its farming buildings and structures often exceed these heights due to the machinery and equipment used to conduct their farming operations.	Amend the maximum height and increase it from 4m to <ins>8m</ins> (or similar).
Rooney Group Ltd	PC23.49	49.04	Natural Features and Landscapes	Standards	NFL-S1 -NFL-S2		If the relief sought is granted to provide for a permitted activity rule to extend existing buildings with the ONL then NFL-S1 should not apply as this may be out of form with the existing building. The new rule should instead provide that any extension is no greater in height than the existing building and no greater than 50% in area.	Amend to remove NFL-S1 and NFL-S2 from applying to any extension in area of an existing building with an ONL outside of the Mackenzie Basin.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.32	Natural Features and Landscapes	Standards	NFL-S2	Oppose	We seek that the building footprint limit is increased to at least 150m ² , 50m ² is a very small building footprint especially in a rural area.	The maximum building footprint for any individual building shall be 50m² <ins>150m²</ins> .
Lisburn Farms Limited	23.37	37.15	Natural Features and Landscapes	Standards	NFL-S2	Oppose in Part	The notified standard sets a maximum building footprint for any individual building of 50m ² . LFL prefers that the 50m ² maximum shall not relate to Small Farm Buildings in ONL areas, which shall be subject to the 10m x 10m footprint as set out in the Small farm Buildings definition already in the Plan. This would better enable modest farm buildings (such as hay sheds or pump sheds) that support farming activities to be consented. The ONL is situated in a farmed setting and it is entirely expected for there to be ancillary farm buildings in the area.	Amend NFL-52 as follows (or other amendments to the effect of): 1. The maximum building footprint for any individual building shall be 50m ² . 2. Small Farm Buildings shall not be required to comply with NFL-S2.1 above.
Herman Frank	PC23.06	6.11	Natural Features and Landscapes	Standards	NFL-S3		Standard is excessive.	Should be substantially reduced.

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Simpson Family Trust	PC23.16	16.29	Natural Features and Landscapes	Standards	NFL-S3	Support in Part	<p>The intent to manage building coverage in the Basin is supported but the proposed standard is very restrictive. However, there may be a simple solution such as only applying building coverage to land outside the Farm Base Areas, which would be sufficient to address our concerns.</p> <p>Council could also think outside the box and enable greater density within and outside Farm Base Areas if landowners protect in perpetuity areas of significant indigenous vegetation. We need to be clever about this.</p>	<p>Amend NFL-S3 as follows:</p> <p>NFL-S3 - The maximum building coverage, <u>outside of any Farm Base Area</u>, is limited to the lesser of:</p> <ol style="list-style-type: none"> 300m² for every 20 ha of site area, or 2,000m² per property. <p>Or similar.</p>
New Zealand Transport Agency	PC23.15	15.18	Natural Features and Landscapes	Standards	NFL-S5	Support in Part	<p>Generally supports the standard as proposed, which requires appropriate setbacks of buildings from the state highway to retain the character and amenity of the Natural Landscape or Feature. However, there are often buildings ancillary to the state highway network that may be required within a Natural Landscape or Feature that needs to be located within 100m of the state highway. It is recommended that the standard be amended to exclude buildings ancillary to the state highway network.</p>	<p>Amend NFL-S5 as follows:</p> <p>Setbacks</p> <p>Te Manahuna/Mackenzie Basin ONL</p> <ol style="list-style-type: none"> Minimum setback of buildings from the boundary of the defined Farm Base Areas shall be 20m. Minimum setback from internal property boundary shall be 20m. Minimum setback <u>from</u> <u>of</u> buildings from state highways shall be 100m, <u>unless the building is ancillary to the state highway network</u>. Minimum buildings from other roads shall be 20m. <p>Activity status where compliance not achieved: DIS</p>
Te Rūnanga o Ngāi Tahu	P3.25	25.14	Natural Features and Landscapes	Matters of Discretion	NFL-MD1 and NFL-MD2	Support	<p>Kāi Tahu have a sacred and spiritual connection to the highly natural values of the district. Te Rūnanga supports these matters as they protect provisions that protect intrinsic landscape views.</p>	Retain as notified.
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.05	Natural Features and Landscapes	Matters of Discretion	NFL-MD2	Support	Support the intent of this provision.	Retain as notified.
Mackenzie Basin Wilding Tree Trust	PC23.17	17.06	Natural Features and Landscapes	Matters of Discretion	NFL-MD2	Support in Part	<p>Seek an amendment for fencing to be included as a matter for control or discretion under MD2 to allow stock grazing to be effective as a tool for emergent seedling wilding conifer control.</p>	Amend MD2 so that fencing is included as a matter for control or discretion under MD2.
Environmental Defence Society	PC23.20	20.06	Natural Features and Landscapes	Matters of Discretion	NFL-MD2		<p>The maintenance of indigenous biodiversity is an important function of territorial authorities under s31(1)(b)(iii) RMA. NFL-MD2 currently only provides for consideration of significant indigenous biodiversity. The Matters of Discretion should allow for consideration of all indigenous biodiversity, not only significant indigenous biodiversity. Ecological evidence is that direct drilling, topdressing and oversowing at a level high enough to support increased stocking rates (and to control the re-infestation of wilding pines) is not consistent with the protection of significant indigenous vegetation, maintenance of indigenous vegetation and protection of the associated landscape values of the Mackenzie Basin ONL. NFL-MD2(c) should be amended to focus on the effects of these activities on landscape and indigenous biodiversity values.</p> <p>Seeks that edge effects be inserted as a matter of discretion, due to the effects</p>	<p>Amend (a) to refer to the maintenance of indigenous biodiversity and protection of significant indigenous biodiversity.</p> <p>Amend (c) as follows:</p> <p>The frequency and rate of direct drilling, topdressing and oversowing <u>required to support an increased stocking rate sufficient to remove emergent wilding conifer seedlings in the short to medium term whilst and whether retaining</u> landscape and ecological values <u>are retained</u>.</p> <p><u>Insert new matter of discretion to address edge effects.</u></p>

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							intensive land development (used as a method to clear wilding pines) can have on adjacent dryland vegetation (and associated landscape values).	
PF Olsen	PC23.04	24.23	Natural Features and Landscapes	Matters of Discretion	NFL-MD2	Oppose in Part	The matters of discretion for Wilding Conifer Management are excessive in relation to returning the land to pastoral grazing. This is inequitable for other primary production land uses.	Amend to delete (d) and (e).
Forest and Bird	PC23.36	36.10	Natural Features and Landscapes	Matters of Discretion	NFL-MD2	Support in Part	The matters fail to consider effects on indigenous biodiversity wider than just that which is "significant". This limitation is inappropriate.	Add a matter for discretion/control for: the extent of any adverse effects on indigenous biodiversity.
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.06	Natural Features and Landscapes	Matters of Discretion	New Matter of Discretion		Seek to insert a new provision that outlines the matters of control referred to in the proposed new rule outlined above (NFL-RX - Vegetation Clearance utilising controlled burns within Wilding Conifer Prone Areas). Considers these matters of control proposed are appropriate to manage these activities.	Add a new matter of discretion as follows: NFL-MDX a. The protection of any remaining significant indigenous vegetation. b. The impact on any Sites of Natural Significance, Scenic Viewing Areas, Scenic Grasslands, Lakeside Protection Areas or Geopreservation Sites. c. Maintenance of the composition of indigenous vegetation so as to return the land to its previous land use following effective wilding conifer control. d. The appropriate duration of consent required to control emergent wilding conifers seedlings. e. Whether any controlled burns associated with wilding conifer control have any significant adverse health, nuisance and amenity effects on surrounding landowners. f. Any measures to minimise smoke impacts on surrounding landowners. g. The positive effects associated with controlling wilding conifer seedlings.
New Zealand Transport Agency	PC23.15	15.19	Natural Features and Landscapes	Schedules	NFL-SCHED1	Support in Part	Supports the use of the schedules to identify Natural Features and Landscapes. However, it is noted that many sections of the state highway network have been identified as part of a Natural Feature and/or Landscape. This will result in onerous consenting requirements for standard activities that are needed to ensure the ongoing operation, maintenance, repair and protection of the state highway. Further, the state highways are not part of the landscape as such and do not have the values to meet the criteria. It is recommended that the state highway network be removed from the schedule.	Amend the schedules to remove the state highway as a Natural Feature and Landscape.
Te Rūnanga o Ngāi Tahu	P3.25	25.15	Natural Features and Landscapes	Schedules	NFL-SCHED1, NFL-SCHED2, NFL-SCHED3.	Support	The schedules are an important component of the provisions that aim to recognize and protect the particularly special features and landscapes within the Mackenzie District.	Retain as notified.
GRUZ - General Rural Zone								
Nova Energy Limited	PC23.12	12.03	General Rural Zone	Entire Chapter		Support	Supports the insertion of a new GRUZ chapter as proposed for the following reasons (without limitation): . It recognises and provides for other activities that rely on the natural resources found only in a rural location. . It supports activities that have a functional and operational need to be established within a rural area. . It provides for activities that are important to the community's social, economic and cultural wellbeing. . It gives effect to the CPRS and NPS-HPL.	Retain as notified.

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Heavy Haulage Association	PC23.51	51.04	General Rural Zone	Entire Chapter				Consequential or further relief including to the relevant objectives, policies and provisions in order to give effect to the submission.
Te Rūnanga o Ngāi Tahu	P3.25	25.16	General Rural Zone	Introduction		Support	The introduction recognises areas of significance to Kāi Tahu.	Retain as notified.
New Zealand Pork	PC23.26	26.07	General Rural Zone	Introduction		Support in Part	Support acknowledgement of the land resource being a major contributor the economic, social and cultural wellbeing of the district. Recommend an additional description to the character of the rural zone that identifies the specific type of activities to be expected and the anticipated noise, dust and odour associated with such activities as being typical of that environment.	Amend introduction as follows: The character of the zone varies, but is distinctly rural with open grasslands, pastoral farming, and areas of forestry with an overall low density of built form. The General Rural Zone is characterised by a landscape dominated by openness and vegetation, and with significant visual separation between neighbouring residential buildings. Rural landscapes include primary production activities, including plantation forestry, mineral extraction, farming (including intensive primary production, research farming and associated facilities) and associated structures and buildings as well as rural support services and rural industry. These activities may have associated levels of noise, dust and odour. Such effects should be anticipated and tolerated within a general rural environment.
Genesis Energy Limited	PC23.40	40.05	General Rural Zone	Introduction		Support	The reference to activities that have an operational need or functional need to locate in the Rural zone is appropriate and supported, however, Genesis consider that REG activities should also be included into the introduction on the basis that such activities are predominantly located within the General Rural Zone and this should be reflected in the anticipated character of the zone. Clarification should also be provided to plan users that the provisions in the GRUZ chapter to not apply to REG activities.	Amend the introduction as follows: ... The purpose of the General Rural Zone is to enable a range of primary production activities, as well as other compatible activities that rely on or support the natural resources within rural areas of the District, including tourism and conservation along with those activities that have an operational need or functional need to locate in the zone including renewable electricity generation activities. ... The General Rural Zone includes a range of environments including hill and high country, downlands and plains, each with their own associated landscapes, vegetation and ecosystems. The General Rural Zone also has areas of highly productive land, which are important for primary production purposes. It also includes areas with important values such as Outstanding Natural Landscapes, Outstanding Natural Features, Sites of Natural Significance and Sites and Areas of Significance to Māori. The majority of Te Manahuna / the Mackenzie Basin is identified as an Outstanding Natural Landscape. Activities in this area are managed through the district-wide Natural Features and Landscapes chapter in Part 2 of the District Plan, which apply in addition to the provisions

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
								set out below. Renewable Electricity Generation activities are managed under the REG Chapter of the Plan and are not subject to the provisions in this chapter.
Opuha Water Limited	23.43	43.04	General Rural Zone	Introduction		Oppose in Part	It is noted that the explanation of how rules for activities in the General Rural Zone interrelate with rules in other chapters is located within the “Notes to Plan Users” under the Rules section. This is inconsistent with similar explanations in other Chapters, such as the Infrastructure Chapter, which is located in the Introduction to the Chapter. OWL considers that it would be beneficial for a consistent approach to be taken across all chapters of the district plan in terms of where this explanation is located.	Ensure the location of the explanation of how rules for the General Rural Zone interrelate with rules in other chapters is consistent across chapters by either: (a) Moving the explanation to the Introduction of the “General Rural Zone” section/chapter to ensure consistency with other chapters of the district plan; or (b) Retain the explanation under the “Notes to Plan Users” in the Rules section and the location of similar explanations within other sections/chapters of the district plan are relocated to that location.
Meridian Energy Limited	PC23.44	44.09	General Rural Zone	Introduction		Oppose in Part	While generally in support of the GRUZ Introduction, considers that paragraph 2 should acknowledge that renewable electricity generation activities is an example of an activity with operational and functional needs leading to its location within the GRUZ. Notes that this introduction addresses activities with an operational need or a functional need to be located in the GRUZ, and activities that rely on natural resources within the GRUZ and therefore need to be located in the GRUZ. These needs have different characteristics and renewable electricity generation can have any one of these needs. Considers that the GRUZ Introduction should clearly state that the provisions of this chapter do not apply to renewable electricity generation activities.	1. Amend the second paragraph of the GRUZ – Introduction as follows: The purpose of the General Rural Zone is to enable a range of primary production activities, as well as other compatible activities that rely on or support the natural resources within rural areas of the District, including tourism and conservation along with those activities that have an operational need or functional need to locate in the zone including renewable electricity generation activities ; and 2. Add new paragraph as follows: Renewable electricity generation activities are addressed in the REG Chapter and are not subject to the provisions in this chapter.
Wolds Station Limited	PC23.50	50.08	General Rural Zone	Introduction, Objectives, Policies, Rules and Standards	Introduction GRUZ-O1 - O2 All Policies GRUZ-R1 and GRUZ-22 Rule Standards		Considers that the description of the GRUZ character needs to be amended to reflect that there are many different land uses in the zone, including extensive areas of irrigation (not presently listed alongside open grasslands, pastoral farming, and forestry). Primary production activities can impact on character and amenity values. Within the GRUZ it is important to ensure that farming is prioritised, and existing lawfully established activities are provided a pathway to continue unimpeded. Farming is the lifeblood of the subzone and is fundamental to maintaining the sustainable management of the land and the rural community in the Mackenzie Basin. It is not clear whether the activity status for activities not otherwise listed is permitted (GRUZ-R1) or discretionary (GRUS-R22). Supports that where a site as at 1 November 2023 did not contain a residential unit, it ought to be possible to construct one, subject to compliance with other plan rules. There should be no minimum area requirement of 10ha as some existing sites will be less than this.	Amend GRUZ-02 to make 1. and 2. subject to 3. and 4. to prioritise primary production activities within GRUZ. Retain as notified policies that support primary production and activities that directly support primary production. Retain GRUZ-P5 as notified and provide a pathway for new areas of highly productive land to be included/ deleted from the planning maps when identified. Amend rule(s) GRUZ-R1 and/ or GRUZ-R22 to make it clear that, subject to compliance with other plan rules, expansion of an existing primary production activity is permitted. Retain GRUZ-S1 as notified but delete 3 (c) “has a minimum net site area of 10ha”.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							It is not appropriate to constrain activities to employing a maximum of two non resident full time equivalent staff to qualify as permitted. Obtaining staff in the Mackenzie Basin is very challenging.	Amend rule standards and matters of control/ discretion to ensure there is a pathway for consent to be obtained for buildings outside Farm Base Areas and within the subzone. Amend GRUS-S12 to delete 1.
New Zealand Agricultural Aviation Association	PC23.02	2.14	General Rural Zone	Objectives	GRUZ-O1	Support	Supports objectives that prioritise primary production and supporting activities.	Retain as notified.
Nic Zuppich	PC23.03	3.01	General Rural Zone	Objectives	GRUZ-O1	Oppose	The area we live in more closely aligns with a Rural Lifestyle or Residential Zone rather than a Rural Zone.	To exclude the Reserve Area from the Rural Zone plan changes regarding density and to allow property sizes to be more applicable to this area i.e. 3000 - 5000m ² .
Director-General of Conservation	PC23.07	7.10	General Rural Zone	Objectives	GRUZ-O1	Oppose	This objective goes beyond the relevant requirements of the NPS-HPL, which only prioritises primary production in areas of highly productive land, which are a much smaller area of the Mackenzie District than the GRUZ. The GRUZ encompasses a very large area with a wide variety of land types, so prioritising a single activity will not always be appropriate. Providing for a range of activities rather than a single prioritisation would better recognise the size and variety of the zone.	Amend GRUZ-O1 as follows, or words to like effect: "The General Rural Zone prioritises provides for primary production and activities that support primary production, and also provides for other activities where they rely on the natural resources found only in a rural location."
New Zealand Transport Agency	PC23.15	15.20	General Rural Zone	Objectives	GRUZ-O1	Support	GRUZ-O2 is supported as it recognises that adverse effects should be managed while providing for the needs of activities that have a functional and operational need within this zone.	Retain as notified.
Simpson Family Trust	PC23.16	16.06	General Rural Zone	Objectives	GRUZ-O1	Support	The objective is broad enough to encompass a range of activities.	Retain as notified.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.11	General Rural Zone	Objectives	GRUZ-O1	Support	Supports objectives that prioritise primary production and supporting activities.	Retain as notified.
PF Olsen	PC23.04	24.24	General Rural Zone	Objectives	GRUZ-O1	Support	Prioritisation of primary production is essential for the social and economic development of the community.	Retain as notified.
New Zealand Pork	PC23.26	26.08	General Rural Zone	Objectives	GRUZ-O1	Support in Full	Support prioritisation of primary production and supporting activities within the zone. The objective clearly sets out the zone purpose.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.01	General Rural Zone	Objectives	GRUZ-O1	Support	This objective acknowledges and prioritises primary production, and associated activities in the only zone it can function in.	Retain as notified.
Port Blakely	PC23.29	29.08	General Rural Zone	Objectives	GRUZ-O1	Support	The objective should also include recognition of certain land uses which help mitigate the effects of climate change, especially activities which sequester carbon.	Insert wording to the effect of encouraging land use practices, such as plantation forestry which mitigate the effects of climate change.
Lisburn Farms Limited	23.37	37.02	General Rural Zone	Objectives	GRUZ-O1	Support in Full	Supports the prioritisation of primary production and activities that support primary production in the GRUZ.	Retain as notified.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
Genesis Energy Limited	PC23.40	40.06	General Rural Zone	Objectives	GRUZ-O1	Support	Objective GRUZ-O1 provides for activities where they rely on the natural resource found only in a rural location which is supported.	Retain as notified.
Meridian Energy Limited	PC23.44	44.10	General Rural Zone	Objectives	GRUZ-O1	Support	Supports the prioritisation of “other activities” in the GRUZ where they “rely on the natural resources found only in a rural location”.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.15	General Rural Zone	Objectives	GRUZ-O2	Support	Supports objectives recognising activities that have a functional need within the zone and that allows primary production and supporting activities without being compromised by the risks of reverse sensitivities.	Retain as notified.
Nic Zuppich	PC23.03	3.02	General Rural Zone	Objectives	GRUZ-O2	Oppose	The area we live in more closely aligns with a Rural Lifestyle or Residential Zone rather than a Rural Zone.	To exclude the Reserve Area from the Rural Zone plan changes regarding density and to allow property sizes to be more applicable to this area i.e. 3000 - 5000m ² .
Fire and Emergency New Zealand	PC23.04	4.06	General Rural Zone	Objectives	GRUZ-O2	Support	Support GRUZ-02 in so far that it provides for activities and built form within the GRUZ where there is a functional and operational need for these activities to be located within the GRUZ.	Retain as notified.
Simpson Family Trust	PC23.16	16.07	General Rural Zone	Objectives	GRUZ-O2	Support	The Objective is supported as long as 'overall building density' is considered on a zone/basin wide basis. This allows for the clustering of development in appropriate locations thus maintaining overall low density of built form.	Retain as notified.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.12	General Rural Zone	Objectives	GRUZ-O2	Support	Supports objectives recognising activities that have a functional need within the zone and that allows primary production and supporting activities without being compromised by the risks of reverse sensitivities.	Retain as notified.
PF Olsen	PC23.04	24.25	General Rural Zone	Objectives	GRUZ-O2	Support	Provides for primary production activities.	Retain as notified.
Te Rūnanga o Ngāi Tahu	P3.25	25.17	General Rural Zone	Objectives	GRUZ-O2	Support	Ngāi Tahu have a sacred and spiritual connection to the natural values of the district. This provision aims to protect the unique character of the rural environment.	Retain as notified.
New Zealand Pork	PC23.26	26.09	General Rural Zone	Objectives	GRUZ-O2	Support in Part	Support objective to avoid potential reverse sensitivity effects on primary production activities, however, suggest the objective would be better framed on supporting activities themselves, rather than managing the adverse effects of such. Also suggest direct reference within the policy of the risk of incompatible sensitive activities within the rural zone to primary production activities, in addition to reverse sensitivity effects.	Amend as follows: The adverse effects of Activities and built form within the General Rural Zone are managed in a way that: ... 4. Allows primary production and activities that directly support primary production to operate without risk of being compromised by incompatible sensitive activities and reverse sensitivity effects.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.02	General Rural Zone	Objectives	GRUZ-O2	Support	This objective appropriately outlines the character and values of the zone.	Retain as notified.
Forest and Bird	PC23.36	36.11	General Rural Zone	Objectives	GRUZ-O2	Oppose	The chapter introduction recognises the natural values of the rural zone however this is not recognised within the description of character of the zone (thirds paragraph of the introduction) or in the objectives or policy on the character and amenity of rural areas. Managing adverse effects and enabling	Amend the description of rural character to include natural values, including natural features and landscapes and indigenous biodiversity. Amend GRUZ-O2

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							activities on the basis of consistency with zone character is therefore problematic and creates conflicts with other chapters, such as NFL and EIB.	"The adverse effects of activities and built form within the General Rural Zone are managed in a way that: 1A. maintains and protects natural landscape character, features and indigenous biodiversity values; 1. Maintains a rural character consisting;"
Ministry of Education	PC23.38	38.16	General Rural Zone	Objectives	GRUZ-O2	Support	Supports GRUZ-02 and acknowledges that educational facilities, should adequately be managed to ensure adverse effects of activities and built form within the General Rural Zone are managed.	Retain as notified.
Genesis Energy Limited	PC23.40	40.07	General Rural Zone	Objectives	GRUZ-O2	Support in part	Objective GRUZ-O2 recognises the function needs and operational needs of activities within the zone which is generally supported, however reverse sensitivity effects on other activities that are typically found in a rural location should be included in clause 4.	Amend Objective GRUZ-O2 as follows: The adverse effects of activities and built form within the General Rural Zone are managed in a way that: ... 4. Allows primary production, and activities that directly support primary production, and other activities that are typically found in a rural location to operate without risk of being compromised by reverse sensitivity.
Meridian Energy Limited	PC23.44	44.11	General Rural Zone	Objectives	GRUZ-O2	Oppose in Part	Generally supports GRUZ-O2 but considers that GRUZ-O2(4) (regarding reverse sensitivity) should also apply to other activities where they rely on the natural resources found only in a rural location.	Amend GRUZ-O2 (4) as follows: 4. Allows primary production, and activities that directly support primary production, and other activities where they rely on the natural resources found only in a rural location to operate without risk of being compromised by reverse sensitivity.
Lisburn Farms Limited	23.37	37.03	General Rural Zone	Objectives	GRUZ-O2	Oppose in Part	Supports the maintenance of the rural character and amenity of the GRUZ, consisting of low building density and a predominance of open space and vegetation cover, while also allowing primary production and related activities to operate without risk of reverse sensitivity. LFL seeks GRUZ-02.4 be amended to better align it with GRUZ-P1.1 and GRUZ-P2.1, in enabling primary production and related activities to establish, innovate or diversify in the GRUZ.	Amend GRUZ-02 as follows: The adverse effects of activities and built form within the general Rural Zone are managed in a way that: (...) 4. Allows primary production and activities that directly support primary production to establish or intensify in appropriate locations and to operate without risk of being compromised by reverse sensitivity.
Te Rūnanga o Ngāi Tahu	P3.25	25.18	General Rural Zone	Policies	GRUZ-P1 - GRUZP9	Support	It is important to protect the values of the district while enabling economic wellbeing. This includes the impact of wilding conifers on the community and values within the district.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.16	General Rural Zone	Policies	GRUZ-P1	Support in Part	Supports policies that enable primary production and seek to have supporting activities enabled consistent with the heading for the policy. It should also be clear that points 1 and 2 don't limit the policy intent .	Amend GRUZ-P1 as follows: Enable a range of primary production activities and supporting activities to occur in the General Rural Zone, while maintaining the character and amenity of the Zone, including by:
New Zealand Transport Agency	PC23.15	15.21	General Rural Zone	Policies	GRUZ-P1	Support	Supports the policy as it enables quarrying activities in the rural area to meet local demand, which will allow for aggregate to be extracted and used for road maintenance and upgrades within the district.	Retain as notified.
Simpson Family Trust	PC23.16	16.08	General Rural Zone	Policies	GRUZ-P1	Support in Part	Support the intent of the policy but seek stronger recognition that the GRUZ is a working zone. There is often a perception that the rural zone is quiet, passive and there to be enjoyed rather than a place where significant activity can occur.	New Policy is added as follows: The character and amenity of the Rural Zone is influenced by primary production activities that can produce noise, dust, odour and traffic that may be noticeable to residents and visitors to the General

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								Rural Zone. Or similar.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.13	General Rural Zone	Policies	GRUZ-P1	Support in Part	Supports policies that enable primary production and seek to have supporting activities enabled consistent with the heading for the policy. It should also be clear that points 1 and 2 don't limit the policy intent.	Add to the policy statement: Enable a range of primary production activities and supporting activities to occur in the General Rural Zone, while maintaining the character and amenity of the Zone, including by:
PF Olsen	PC23.04	24.26	General Rural Zone	Policies	GRUZ-P1	Support	Provides for primary production activities.	Retain as notified.
New Zealand Pork	PC23.26	26.10	General Rural Zone	Policies	GRUZ-P1	Oppose in Part	Oppose reference to minimising adverse effects from intensive primary production. Minimisation may not be possible in all circumstances; measures to avoid, remedy or mitigate may also be appropriate. In seeking to manage adverse effects, the policy should also recognise that primary production activities can produce noise, dust and odour that may be noticeable to, and should be anticipated by, residents and visitors in the GRUZ as characteristic of a working rural environment.	Amend policy as follows: Enable a range of primary production activities to occur in the General Rural Zone, while maintaining the character and amenity of the Zone, by: 1. Managing the adverse effects from intensive primary production to minimise effects on the surrounding area; and 2. Providing for quarrying activities in the rural area to meet local demand and the anticipated amenity of the receiving environment. 3. Recognising that primary production activities (including intensive primary production) can produce noise, dust and odour that may be noticeable to residents and visitors to the General Rural Zone.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.03	General Rural Zone	Policies	GRUZ-P1	Support	Appropriately enables primary production to occur.	Retain as notified.
Road Metals Limited	PC23.35	35.01	General Rural Zone	Policies	GRUZ-P1	Support in Part	Supports providing for quarrying activities in the GRUZ. Providing for aggregate resources close to where they are needed is important for the wellbeing of communities, particularly in a district such as Mackenzie which has a large area and a small rating base and needs to supply small amounts of aggregate across a large area. The reference to 'anticipated' amenity of the receiving environment should be deleted. Amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. As such amenity values are appreciated by people in the present rather than being 'anticipated'. The policy is also unclear about what outcome is trying to be achieved around amenity-such as maintaining. It is also considered appropriate to provide for quarrying on Lot 2 Deposited Plan 487658, where this has previously occurred and continues to occur under the operative MDP (where it was provided for as a permitted activity).	Amend clause 2 to read: Providing for quarrying activities in the rural area to meet local demand in a way which maintains amenity values and the anticipated amenity values of the receiving environment. Add a new clause 3: (3) Provide for quarrying activities on Lot 2 Deposited Plan 487658 where it has already occurred while minimising adverse amenity effects on the surrounding environment.

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Forest and Bird	PC23.36	36.12	General Rural Zone	Policies	GRUZ-P1	Oppose	The word enable is too directive as there are other matters to be considered beyond the maintaining the character of the zone, such as the protection of significant indigenous biodiversity and outstanding natural landscapes.	Strike out the word enable and replace with " consider providing for a range of... Zone, including by: 1. managing adverse effects... and 2. providing for quarrying... and 3. maintaining and protecting indigenous biodiversity and protecting ONL and ONF. "
New Zealand Agricultural Aviation Association	PC23.02	2.17	General Rural Zone	Policies	GRUZ-P2	Support	Supports recognition of the importance of primary production and activities which support it.	Retain as notified.
Director-General of Conservation	PC23.07	7.11	General Rural Zone	Policies	GRUZ-P2	Oppose	This policy reflects the prioritisation in GRUZ-01, so the same concerns as above apply.	Amend GRUZ-P2 as follows, or words to like effect: "Recognise the importance of primary production activities to the economic wellbeing of the district, and prioritise provide for primary production and activities which support primary production, within the General Rural Zone, by:..."
Helios Energy Limited	PC23.08	8.02	General Rural Zone	Policies	GRUZ-P2	Oppose in Part	The Policy as written does not reflect directives for enabling renewable energy as established by the NPS-REG and the provisions in the NPS-HPL for specified infrastructure, which is of national and regional benefit. The policy should include explicit direction that regionally and nationally significant infrastructure is enabled in the zone.	Amend GRUZ-P2 by adding new 5. as follows: "Recognise the importance of primary production activities to the wellbeing of the district economy, and prioritise primary production and activities which support primary production, within the General Rural Zone, by: ... 5. Recognising new activities that have a regional or national benefit and are recognised as such. "
Transpower New Zealand Limited	PC23.13	13.03	General Rural Zone	Policies	GRUZ-P2	Support	While it is noted that the provisions that apply in the GRUZ do not apply to infrastructure, Transpower acknowledges and supports the intent of Policy GRUZ-P2 to the extent that clause (3) provides a policy 'pathway for situations where infrastructure has a functional need or operational need to establish in the GRUZ.	Retain as notified.
Simpson Family Trust	PC23.16	16.09	General Rural Zone	Policies	GRUZ-P2	Support in Part	Recreation and tourism activities support primary production and are an important aspect of business diversification, given the constraints on farming in the Basin. Would therefore like to see greater recognition of a broader range of 'recreation and tourism activities', not just those based on farming experiences or conservation activities.' Such activities should be related to experiencing the rural or natural environment as per the definition of rural tourism activity.	Amend GRUZ-P2 as follows: Recognise the importance of primary production activities to the economic wellbeing of the district, and prioritise primary production and activities which support primary production, within the General Rural Zone, by: 3. Enabling recreation and tourism activities based on experiencing, understanding and connecting with, the rural or natural environment; ... Or similar
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.14	General Rural Zone	Policies	GRUZ-P2	Support in Part	Supports recognition of the importance of primary production and activities which support it. It should also encompass recreation and tourism activities for wildlife and game.	Add to the policy: 2. Enabling recreation and tourism activities based on farming and wildlife and game experiences or conservation activities;

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
PF Olsen	PC23.04	24.27	General Rural Zone	Policies	GRUZ-P2	Support	Recognises the economic importance of primary production.	
New Zealand Pork	PC23.26	26.11	General Rural Zone	Policies	GRUZ-P2	Support in Part	<p>Support prioritisation of primary production activities and activities that support primary production within the GRUZ. Oppose enabling recreation and tourism-based activities in the GRUZ on the basis that these are sensitive activities that could give rise to reverse sensitivity effects on established primary production activities. This would not give effect to GRUZ 02.4. Prefer a framework that allows for an assessment of potential reverse sensitivity effects prior to establishment of sensitive activities in the GRUZ.</p>	
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.04	General Rural Zone	Policies	GRUZ-P2	Support	<p>Provides the appropriate recognition of primary production to the district and ensures that only activities with a functional or operational need are able to be located in the zone</p>	
Ministry of Education	PC23.38	38.17	General Rural Zone	Policies	GRUZ-P2	Support	<p>Supports GRUZ-P2 and acknowledges that educational facilities, will recognise the importance of primary production and activities which support primary production, within the General Rural Zone and will adequately manage primary production activities due to the importance to the economic wellbeing of the district.</p>	
Genesis Energy Limited	PC23.40	40.08	General Rural Zone	Policies	GRUZ-P2	Support in part	<p>The recognition in Policy GRUZ-P2 of the importance of primary production activities to the economic wellbeing of the district and the prioritisation of primary production and activities which support primary production is generally supported, however Genesis considers that other activities that are typically found in a rural location should also be provided for under this Policy.</p>	
Meridian Energy Limited	PC23.44	44.12	General Rural Zone	Policies	GRUZ-P2	Oppose in Part	<p>Generally supports GRUZ-P2 but considers that it should also recognise the importance of other activities where they rely on the natural resources found only in a rural location.</p>	

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
								functional need or operational need to locate in the zone.
Rooney Group Ltd	PC23.49	49.05	General Rural Zone	Policies	GRUZ-P2		The scope of the policy should be broadened to also recognise outdoor recreation activities. Such activities are commonly integrated into the use of back country properties but are not necessarily linked to a farming experience.	Amend the wording of GRUZ-P2(2) to: “Enabling recreation and tourism activities based on farming experiences, or conservation activities, or outdoor activities;”
New Zealand Agricultural Aviation Association	PC23.02	2.18	General Rural Zone	Policies	GRUZ-P3	Support	Supports policies that protect primary production and supporting activities from reverse sensitivities.	Retain as notified.
Transpower New Zealand Limited	PC23.13	13.04	General Rural Zone	Policies	GRUZ-P3	Oppose	The Policy may inappropriately constrain the operation, maintenance, upgrade and development of the National Grid. Transpower seeks limited amendment to the Policy to ensure that farm activities do not, for reverse sensitivity reasons, limit the National Grid in a manner that is inconsistent with, and does not give effect to, Policies 1 and 2 of the NPSET.	Amend GRUZ-P3 as follows: Avoid reverse sensitivity effects of non-farm development and residential activity on lawfully established primary production activities, activities that have a direct relationship with or are dependent on primary production, existing renewable electricity generation activities, the operation, maintenance, upgrade and development of the National Grid and the Tekapo Military Training Area.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.15	General Rural Zone	Policies	GRUZ-P3	Support in Part	Supports policies that protect primary production and supporting activities from reverse sensitivities including those that could occur as a result of this plan change on pre-existing businesses.	Retain the policy with consideration to parts on Reason bold (underlined).
PF Olsen	PC23.04	24.28	General Rural Zone	Policies	GRUZ-P3	Oppose in Part	The policy should apply to the reverse sensitivity effects of non-primary production activities, not be limited to non-farm development.	Amend the provision to apply to the reverse sensitivity effects of non-primary production activities.
New Zealand Pork	PC23.26	26.12	General Rural Zone	Policies	GRUZ-P3	Support in Part	Support policy to avoid reverse sensitivity, but activities giving rise to reverse sensitivity effects extend beyond residential and activities, and the term 'non-farm development' is vague. Suggest that the policy instead references sensitive activities, which is defined in the plan.	Amend as follows: Avoid reverse sensitivity effects of non-farm development and residential activity sensitive activities on lawfully established primary production activities, activities that have a direct relationship with or are dependent on primary production, existing renewable electricity generation activities and the Tekapo Military Training Area.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.05	General Rural Zone	Policies	GRUZ-P3	Support	Activities, like primary production, that can only occur in the rural zone should be adequately safeguarded from the reverse sensitivity effects from other activities that can be located elsewhere.	Retain as notified.
Genesis Energy Limited	PC23.40	40.09	General Rural Zone	Policies	GRUZ-P3	Support	Policy GRUZ-P3 seeks for reverse sensitivity effects on primary production activities that have a direct relationship with or are dependent on primary production, existing renewable electricity generation activities and the Tekapo military training area to be avoided which is supported.	Retain as notified.
Opupa Water Limited	23.43	43.05	General Rural Zone	Policies	GRUZ-P3	Oppose in Part	Considers that the direction contained in proposed GRUZ-P3 Reverse Sensitivity is appropriate and necessary for the protection of lawfully established existing renewable electricity generation activities. However, OWL considers the policy should also refer to infrastructure activities more	Amend GRUZ-P3 Reverse Sensitivity as follows: Avoid reverse sensitivity effects of non-farm development and residential activity on lawfully established primary production activities, activities

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							generally, or in the alternative “regionally significant infrastructure”. OWL notes in this regard that a definition of the term “regionally significant infrastructure” in proposed in Plan Change 26, which OWL has also made a submission on (in support of that definition).	that have a direct relationship with or are dependent on primary production, existing renewable electricity generation and infrastructure [or regionally significant infrastructure] activities and the Tekapo Military Training Area.
Meridian Energy Limited	PC23.44	44.13	General Rural Zone	Policies	GRUZ-P3	Support	GRUZ-P3 seeks to avoid reverse sensitivity effects on renewable electricity generation activities, amongst other activities, and Meridian supports this policy.	Retain as notified.
New Zealand Defence Force*	PC23.54	54.03	General Rural Zone	Policies	GRUZ-P3	Support	Supports the inclusion of a policy directly related to avoiding reverse sensitivity effects on the Tekapo Military Training Area.	Retain as notified. Suggestion to bullet list for clearer interpretation.
Helios Energy Limited	PC23.08	8.01	General Rural Zone	Policies	GRUZ-P4	Oppose in Part	The NNPS-HPL is not about increasing or maximising the productive capacity of highly productive land, nor does it encourage opportunities that would seek to do this. GRUZ-P4.2 is therefore inconsistent with the NPS-HPL.	Delete GRUZ-P4.2 as follows: Maintain the productive capacity of highly productive land, by: 1. Avoiding the irreversible loss of highly productive land from inappropriate subdivision, use or development. 2. Encouraging opportunities that increase the productive capacity of highly productive land.
PF Olsen	PC23.04	24.29	General Rural Zone	Policies	GRUZ-P4	Support	The policy is consistent with the NPS-HPL.	Retain as notified.
New Zealand Pork	PC23.26	26.13	General Rural Zone	Policies	GRUZ-P4	Support in Full	Support as giving effect to the NPS-HPL.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.06	General Rural Zone	Policies	GRUZ-P4	Support	Supports the purpose of this policy as it acknowledges the inherent value of highly productive land as a finite resource crucial for sustaining long-term land-based primary production. This recognition underscores the significance of preserving and safeguarding such land, acknowledging its irreplaceable qualities and enduring contribution to agricultural activities.	Retain as notified.
Ministry of Education	PC23.38	38.18	General Rural Zone	Policies	GRUZ-P4	Support in Part	Supports GRUZ-P4 and acknowledges that the use of productive land for educational facilities should generally be discouraged from establishing within the Rural zone, except where there is an operational need. Considers the direction to 'avoid' impacts on highly productive land does not align with the language of the objective 'allowing' activities where there is an operational need. Seeks an amendment to the wording of the objective to seek mitigation of effects as opposed to avoidance.	Amend as follows: Maintain the productive capacity of highly productive land, by: 1. Avoiding Where the irreversible loss of highly productive land can be mitigated from inappropriate subdivision, use or development. ...
Opuha Water Limited	23.43	43.06	General Rural Zone	Policies	GRUZ-P4	Support	GRUZ P4 aligns with and gives effect to Objective 2.1 and Policies 4, 6, 7 and 8 of the NPS-HPL.	Retain as notified.
Grampians Station Limited	PC23.52	52.21	General Rural Zone	Policies	GRUZ-P4		Objection is made to the classification of parts of the land farmed by Grampians Station Limited as HPL Class 3 land. The land identified is high altitude dryland, primarily used for the grazing of stock. The climatic extremes of this region limits the ability to intensify and/or change land use. It is submitted that this land does not meet the definition of Class 3 HPL. It is noted that the Government has stated its intention to remove the Class 3 category from the NPS entirely. If the land is not reclassified (in whole or in part) then this Policy needs to be extended to recognize that new activities are permitted where they are compatible with the continuation of existing farming uses.	Amend Overlay Map to delete that part of the Highly Productive Land overlay that covers land farmed by Grampians Station Limited. And add wording to Policy to provide for appropriate new compatible activities on Highly Productive Land.
PF Olsen	PC23.04	24.30	General Rural Zone	Policies	GRUZ-P5	Support	The policy is consistent with the NPS-HPL.	Retain as notified.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Pork	PC23.26	26.14	General Rural Zone	Policies	GRUZ-P5	Support in Full	Support as giving effect to the NPS-HPL.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.07	General Rural Zone	Policies	GRUZ-P5	Support	As per our reasoning for GRUZ-P4.	
Forest and Bird	PC23.36	36.13	General Rural Zone	Policies	GRUZ-P5	Oppose	The inclusion of 'upgrading' is inappropriate as there is no limits on scale or intensity or consideration of what activities may be appropriate. As such "upgrading" could significant adverse effects that are not appropriate. We also note that "maintenance" is only defined with respect to the Waitaki scheme. For certainty the plan should include a broader definition of maintenance which limits maintenance activities to within the existing footprint of lawfully established activities.	Strike out "or upgrading". Add a definition of maintenance which limits maintenance activities to within the existing footprint of lawfully established activities.
Opua Water Limited	23.43	43.07	General Rural Zone	Policies	GRUZ-P5	Oppose in Part	Concerned that the term "any existing activities" in GRUZ-P5 is ambiguous. In particular, it is not clear whether the policy is directed at all existing activities or only primary production activities and activities supporting primary production. OWL understands the intention is the latter, but considers that clarity is required as to the intended scope of this policy.	Amend GRUZ-P5 to clarify that the reference to "any existing activities" is not limited to existing primary production activities and activities supporting primary production.
Milward Finlay Lobb Limited	PC23.48	48.01	General Rural Zone	Policies	GRUZ-P5	Support	Support for the maintenance, operation or upgrading to existing activities within highly productive land.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.08	General Rural Zone	Policies	GRUZ-P6	Support	Supports the policy providing for additional residential units in the General Rural zone as additional dwellings are required on large properties, particularly for farms in remote hill country areas where additional farm-worker accommodation is needed.	Retain as notified.
Opua Water Limited	23.43	43.08	General Rural Zone	Policies	GRUZ-P6	Support	It is necessary and appropriate for the inclusion of policy directives in the district plan focused on controlling density and location of residential activities in the GRUZ, including to ensure low overall building density and consistency with anticipated character and amenity values. This is important for OWL, as it also serves the purpose of managing potential reverse sensitivity effects of new residential activity in areas adjacent to Lake Opua and the Opua Dam on OWL's infrastructure activities.	Retain as notified.
Simpson Family Trust	PC23.16	16.10	General Rural Zone	Policies	GRUZ-P7	Support	We support this as a responsible landowner.	Retain as notified.
Mackenzie Basin Wilding Tree Trust	PC23.17	17.07	General Rural Zone	Policies	GRUZ-P7	Support	Supported as this rule addresses the following issues; 1. Avoiding further wilding conifer species being planted. 2. Promoting land use activities to contain or eradicate wilding conifers.	Retain as notified.
Environmental Defence Society	PC23.20	20.07	General Rural Zone	Policies	GRUZ-P7		As the General Rural Zone policies apply in addition to those in the NFL Overlay, EDS is concerned that GRUZ-P7(2) may result in unintended consequences in the Mackenzie Basin ONL (and elsewhere). Intensification of land (via irrigation, cultivation, direct drilling etc) is a land use that assists in containing or eradicating wilding conifers. Therefore, GRUZ-P7(2) has the effect of promoting these activities in circumstances where they may be inappropriate.	Delete GRUZ-P7(2) or limit its application to outside the Mackenzie Basin ONL.
PF Olsen	PC23.04	24.31	General Rural Zone	Policies	GRUZ-P7	Oppose in Part	Avoiding further planting Douglas fir is inconsistent with the NES-CF.	Amend 1. To exclude Douglas fir.

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.09	General Rural Zone	Policies	GRUZ-P7	Support	Wilding conifers are a pest of national concern, we support all measures to reduce and eradicate this weed.	Retain as notified.
Port Blakely	PC23.29	29.09	General Rural Zone	Policies	GRUZ-P7	Oppose	Wilding conifer management is controlled via the NES-CF at the establishment phase and places ongoing management requirements on landowners. Additional rules via PC23 are not required.	Remove or amend.
Forest and Bird	PC23.36	36.14	General Rural Zone	Policies	GRUZ-P7		Promoting land use activities is too broad. The policy should promote restoration of natural character and landscape that have been degraded through the establishment of wilding conifers.	
Opuha Water Limited	23.43	43.09	General Rural Zone	Policies	GRUZ-P7	Support	Strongly supports the MDC's proposal to introduce greater controls in the MDP on wilding conifers, which it considers is necessary to address the effects associated with the spread of wildings across the Mackenzie District.	Retain as notified.
Grampians Station Limited	PC23.52	52.22	General Rural Zone	Policies	GRUZ-P7	Support	Supports the MDC's approach to facilitating the removal of wilding conifers to address the effects associated with the spread of wildings across the Mackenzie District.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.19	General Rural Zone	Policies	GRUZ-P8	Support	Supports policies that enable agricultural aircraft activities to support primary production and conservation.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.22	General Rural Zone	Policies	GRUZ-P8	Support	Supports the policy as it recognises the need to manage the location of airfields and helicopter landing areas, which can have an adverse effect on the safe function of the state highway if they are located in close proximity.	Retain as notified.
Simpson Family Trust	PC23.16	16.11	General Rural Zone	Policies	GRUZ-P8	Support in Part	Note that there is no policy framework for commercial recreational flights. This could be simply addressed by removing the reference to non-commercial and stating 'commercial'. If it is intended to limit the number of lights, on the assumption that non-commercial activities will generate less helicopter movements, then this would be more appropriately achieved through the rules, as currently proposed.	Amend GRUZ-P8 as follows: Enable aircraft and helicopter movements within the rural area when ancillary to rural production, or for personal, emergency, conservation and commercial recreation use. Or similar.
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.16	General Rural Zone	Policies	GRUZ-P8	Support in Part	Supports policies that enable agricultural aircraft activities to support primary production and conservation. NZHA would like commercial aviation activities to be included in the policy to enable those commercial aviation activities that provide benefit to the region but are not for primary production such as those for infrastructure, construction and a range of other activities such as, but not limited to those in Section 1.1 of this document. Remove personal as it means the same as recreational.	Amend to include: Enable aircraft and helicopter movements within the rural area when ancillary to rural production, or for personal <ins>commercial</ins> , emergency, conservation and non-commercial recreational use. Manage the location and scale of airfields and helicopter landing areas to maintain the anticipated character and amenity values of the receiving rural environment.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.10	General Rural Zone	Policies	GRUZ-P8	Support	Planes and helicopters can be an important tool for primary production. We support this policy as it enables their use.	Retain as notified.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Defence Force*	PC23.54	54.04	General Rural Zone	Policies	GRUZ-P8	Amend	Seek to amend GRUZ-P8 to include military uses. It is noted that the relevant rule (GRUZ-R15) identifies activities of the New Zealand Defence Force as being permitted. As such, NZDF considers that the supporting policy should reflect this intent also.	Amend GRUZ-P8 as follows: Enable aircraft and helicopter movements within the rural area when ancillary to rural production, or for personal, emergency, conservation, military and non-commercial recreational use. Manage the location and scale of airfields and helicopter landing areas to maintain the anticipated character and amenity values of the receiving rural environment.
New Zealand Defence Force*	PC23.54	54.05	General Rural Zone	Policies	GRUZ-P9	Amend	Suggests that there needs to be a link or acknowledgement to GRUZ-SCHED1-Airport Height Restrictions within this policy. As it is currently worded, the policy seeks to manage the location and height of any structures in the vicinity of a Special Purpose Airport Zone whereas the corresponding standard GRUZ-S10 requires that no building, structure or trees shall intrude the surfaces identified in GRUZ-SCHED1.	Amend GRUZ-P9 as follows (or similar): Manage the location and height of any structure and vegetation in the vicinity of a Special Purpose Airport Zone as per GRUZ-SCHED1 to ensure the safety of aircraft take-off/ landing approaches and wider public safety.
Te Rūnanga o Ngāi Tahu	P3.25	25.19	General Rural Zone	Rules	GRUZ-R1 - GRUZ-R22	Support	Kāi Tahu have a sacred and spiritual connection to the natural values of the district. Te Rūnanga supports provisions that protect the values within the rural zone while providing for the economic wellbeing of the district.	Retain as notified.
Director-General of Conservation	PC23.07	7.13	General Rural Zone	Rules	GRUZ-R1	Oppose	This rule would make any primary production activities not specifically covered by other rules a permitted activity. This would potentially allow activities with significant adverse effects to occur without any assessment or control (e.g. aquaculture).	Amend the activity status to DIS.
New Zealand Pork	PC23.26	26.15	General Rural Zone	Rules	GRUZ-R1	Support in Part	Support PER status for new or expanding primary production activities not otherwise listed. To link to GRUZ-P5 add maintenance, operation, or upgrade.	Amend as follows: The Establishment of a New Primary Production Activity, or the maintenance, operation, or upgrade or Expansion of an Existing Primary Production Activity Not Otherwise Listed.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.11	General Rural Zone	Rules	GRUZ-R1	Support	This rule enables the core purpose of the zone, and future proofs primary production in regard to new technology, markets, and climate change.	Retain as notified.
Lisburn Farms Limited	23.37	37.04	General Rural Zone	Rules	GRUZ-R1	Support in Full	Supports permitted activity status for establishing or expanding intensive primary production activities in the GRUZ, not otherwise listed.	Retain as notified.
New Zealand Pork	PC23.26	26.16	General Rural Zone	Rules	GRUZ-R2	Support in Full	Support PER status for residential units subject to standards.	Retain as notified.
Fire and Emergency New Zealand	PC23.04	4.07	General Rural Zone	Rules	GRUZ-R2 - GRUZ-R4	Support	Support rules GRUZ-R2 -GRUZ-R4 as these provisions are subject to the firefighting water supply standard.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.23	General Rural Zone	Rules	GRUZ-R3	Support	Supports GRUZ-R3 as it provides a maximum of one minor residential unit per site, in addition to a principal residential unit.	Retain as notified.
New Zealand Pork	PC23.26	26.17	General Rural Zone	Rules	GRUZ-R3	Support in Part	Support provision of minor residential unit as PER, however the lack of policy and rule structure for workers accommodation means that farm worker accommodation would be defined as a minor residential unit and the standards do not support a viable farm workers accommodation.	Include a definition of workers accommodation, policy support and specific rule structure.
Milward Finlay Lobb Limited	PC23.48	48.02	General Rural Zone	Rules	GRUZ-R3	Amend	Support the need to establish new minor residential units within the General Rural Zone however a Discretionary Activity status for non compliance with standards R3.1 to R3.3 is too restrictive.	Amend GRUZ-R3 - Activity status when compliance is not achieved with R3.1 to R 3.3: DIS RDIS

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
New Zealand Pork	PC23.26	26.18	General Rural Zone	Rules	GRUZ-R4	Support in Full	Support PER status for relocated residential unit/minor residential unit subject to standards.	Retain as notified.
New Zealand Heavy Haulage Association	PC23.51	51.03	General Rural Zone	Rules	GRUZ-R4	Support in Part	There should be provision for relocated buildings for rural purposes, provided these comply with the performance standards.	Amend the heading of GRUZ-R4 to delete the words "relocated residential unit" and replace with "relocated buildings." Express provision for the relocation of second-hand buildings as a permitted activity with performance standards and criteria as set out in Schedule 1 of the submission. Council retaining a degree of control over relocated buildings through the use of performance/permited activity standards (including the use of a building pre-inspection report. A suggested pre-inspection report is attached as Schedule 2 to the submission. RDIS status for relocated buildings that do not meet the permitted activity standards.
New Zealand Pork	PC23.26	26.19	General Rural Zone	Rules	GRUZ-R5	Support in Full	Support PER status for buildings and structures not otherwise listed, subject to standards.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.12	General Rural Zone	Rules	GRUZ-R5	Support	Enables other farm accessory buildings and fences to be a permitted activity.	Retain as notified.
Ministry of Education	PC23.38	38.19	General Rural Zone	Rules	GRUZ-R5	Support	Support rule GRUZ-R5 to manage the operation of educational facilities. It is acknowledged that the Ministry may have an operational need to locate their assets within the General Rural Zone.	Retain as notified.
New Zealand Defence Force*	PC23.54	54.06	General Rural Zone	Rules	GRUZ-R5	Support in Part	Supports the inclusion of a permitted activity for 'Buildings and Structures Not Otherwise Listed' but considers that temporary buildings and structures should not be subject to the same standards as permanent buildings and structures.	Retain permitted activity but provide an exception from the standards for temporary buildings and structures.
New Zealand Pork	PC23.26	26.20	General Rural Zone	Rules	GRUZ-R6	Oppose in Part	The activity is a sensitive activity and compliance with GRUZ-S5 is necessary to avoid reverse sensitivity effects.	Amend as follows: And the activity complies with the following standards: GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production .
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.13	General Rural Zone	Rules	GRUZ-R7	Support	Supports the permitted activity status of rural selling places within the General Rural zone.	Retain as notified.
New Zealand Pork	PC23.26	26.21	General Rural Zone	Rules	GRUZ-R8	Oppose in Part	The activity can be a sensitive activity and compliance with GRUZ-S5 is necessary to avoid reverse sensitivity effects.	Amend as follows: And the activity complies with the following standards: GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production .

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Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.14	General Rural Zone	Rules	GRUZ-R8	Support	Appropriately enables other rural businesses to be undertaken that directly supports, services, or is dependent on primary production.	
Lisburn Farms Limited	23.37	37.05	General Rural Zone	Rules	GRUZ-R8	Oppose in Part	The notified rule sets a maximum area of land associated with a rural industry as 100m ² , when located within an ONL. LFL Concerned that 100m ² does not provide adequate area to operate a rural industry activity. Given the size and scale of farming operations generally, and usually the need for heavy machinery and/or heavy vehicles delivering product to or from site, a turn around bay is almost always required to ensure safe manoeuvring. Combined with any building(s) or parking areas, these bays and/or accessways will likely exceed the modest drafted land area.	
Simpson Family Trust	PC23.16	16.12	General Rural Zone	Rules	GRUZ-R9	Support in Part	<p>Note that this Rule does not override the landscape and vegetation clearance rules, and therefore many of these activities are unlikely to be permitted. We also consider that the definition of 'site' is quite limiting. However, this may be remediated to some extent by limiting the rule to only apply outside Farm Base Areas, as these are subject to specific building rules and standards.</p> <p>Furthermore, Conditions 5 and 6 do not work together: if the total number of huts permitted per site is 3 and the number of overnight guests is 6 per site, then each hut can only have 2 guests. We consider that the permitted number of guests should be eight per hut.</p>	
New Zealand Pork	PC23.26	26.22	General Rural Zone	Rules	GRUZ-R9	Support in Full	Support PER status for rural tourism activities subject to standards including GRUZ-S5 as these can be sensitive activities. Support dropdown to RDIS activity status with matters for discretion including consideration of reverse sensitivity effects.	
Grampians Station Limited	PC23.52	52.23	General Rural Zone	Rules	GRUZ-R9	Support		
New Zealand Pork	PC23.26	26.23	General Rural Zone	Rules	GRUZ-R10	Support in Full	Support PER status for residential visitor accommodation, subject to standards including GRUZ-S5 as these can be sensitive activities. Support dropdown to RDIS activity status with matters for discretion including consideration of reverse sensitivity effects.	
Grampians Station Limited	PC23.52	52.24	General Rural Zone	Rules	GRUZ-R10	Support		
Simpson Family Trust	PC23.16	16.13	General Rural Zone	Rules	GRUZ-R11	Support	Note that this rule does not override the landscape and vegetation clearance rules but is probably pitched correctly as you would not want campgrounds everywhere.	
New Zealand Pork	PC23.26	26.24	General Rural Zone	Rules	GRUZ-R11	Oppose in Part	Oppose PER status for camping grounds in the GRUZ. Although there is standard for setbacks from intensive primary production, the nature of camping means that more controls may be required on locations or appropriate mitigations to prevent reverse sensitivity effects from camping on intensive primary production activities. Suggest RDIS activity status with	
							Amend as follows: Activity status: PER RDIS Where: The camping ground facility is permitted within a Reserve Management Plan, approved under the	

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							matters of discretion including the extent to which the activity may result in reverse sensitivity effects with surrounding land uses and options for avoiding, remedying or mitigating the same.	Reserves Act 1977. Matters of discretion are restricted to: A. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other activities occurring on adjacent rural land and measures adopted to avoid, remedy or mitigate any such effects.
Director-General of Conservation	PC23.07	7.14	General Rural Zone	Rules	GRUZ-R12	Support	Conservation activities will provide for environmental enhancement by definition, so permitted activity status is appropriate.	Retain as notified.
New Zealand Pork	PC23.26	26.25	General Rural Zone	Rules	GRUZ-R12	Oppose in Part	The activity can be a sensitive activity and compliance with GRUZ-S5 is necessary to avoid reverse sensitivity effects.	Amend as follows: And the activity complies with the following standards: GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.15	General Rural Zone	Rules	GRUZ-R12	Support	There are many natural and historic resources on private land that owners wish to preserve and protect, it is appropriate that these actions are enabled via this rule.	Retain as notified.
Road Metals Limited	PC23.35	35.02	General Rural Zone	Rules	GRUZ-R12	Support	Provision for conservation activities within the GRUZ is supported.	Retain as notified.
Opuha Water Limited	23.43	43.10	General Rural Zone	Rules	GRUZ-R12	Oppose in Part	Supports the provision of new rules that address the establishment of new, or expansion of existing, conservation activity. However, OWL notes that no definition of “conservation activity” is proposed as part of PC23. As a result, it is difficult to determine the intended range of activities that are intended to fall within the scope of GRUZ-R12.	Include a definition of “Conservation Activity” in the Plan Change.
PF Olsen	PC23.04	24.32	General Rural Zone	Rules	GRUZ-R13	Oppose in Part	The setback provisions should be in accordance with the NES-CF.	Amend the setback provisions to align with the NES-CF.
Port Blakely	PC23.29	29.10	General Rural Zone	Rules	GRUZ-R13	Oppose	Duplication of rules and standards for an activity already managed under the NES-CF.	Amend setback distances to align with the NES-CF, Regulation 14(1)(a)-(d) 1. Trees shall be set back a minimum of 50m 40m from a residential unit or principal building on a separate site under different ownership. And Trees shall be set back a minimum of 15-10m from the boundary of a separate site under different ownership (unless that adjoining property is also commercial forest).
Opuha Water Limited	23.43	43.11	General Rural Zone	Rules	GRUZ-R13	Oppose in Part	Strongly supports the MDC’s proposal to introduce greater controls in the Mackenzie District Plan on commercial forests and woodlots, particularly given the potentially significant effects of such activities on water yield and water quality. However, it considers condition 4 of GRUZ-R13 should be extended to include the Lake Opuha catchment, given the role that the Opuha Dam has in storing and releasing water from that catchment for community water supply and irrigation schemes, and for renewable energy generation at the Opuha Hydro-electric power station. It is noted that these are all considered regionally significant infrastructure activities under the CRPS, and	(a) Amend condition 4 of GRUZ-R13 as follows: 4. Within the Catchments of the Downlands Water Supply with the intake on the Te Ana a Wai / Tenagawai River, and the Timaru Urban Catchment on the Pureora River / Pareora River and Lake Opuha the maximum area of permitted planting is 2ha per Record of Title for every 5 year period. (b) Amend matter of discretion (e) as follows:

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							<p>for the latter, nationally significant under the NPS-REG.</p> <p>Including the Lake Opuha catchment in this condition would mean that commercial forest and wood lots in that location catchment with greater than 2 ha of planting per Record of Title every 5 years would be a restricted discretionary activity. Given the potential effects of such activities on water yield and water quality, OWL considers a restrictive discretionary activity status would be appropriate.</p> <p>A minor consequential adjustment to Matter of Discretion (e) would be required to reflect the change sought by OWL to the wording of condition 4 of GRUZ-R13.</p>	<p>e. Effects on water quality and operational resilience of community water supplies and renewable electricity generation facilities.</p>
New Zealand Transport Agency	PC23.15	15.24	General Rural Zone	Rules	GRUZ-R14	Support	Supports the rule as it manages potential effects from trees within shelterbelts, which ensures that they do not shade paved public roads between the hours of 1000 and 1400 on the shortest day of the year.	Retain as notified.
Lisburn Farms Limited	23.37	37.06	General Rural Zone	Rules	GRUZ-R14	Support in Full	Shelterbelts are common throughout the GRUZ. LFL supports permitted activity status for new or expanding existing shelterbelts.	Retain as notified.
New Zealand Agricultural Aviation Association	PC23.02	2.20	General Rural Zone	Rules	GRUZ-R15	Support in Part	Supports Part 1. a to g. as it enables agricultural aviation to support primary production and conservation. New definitions for aircraft and helicopter movements are however sought so that the rule only applies to the take-off and landing of aircraft and helicopters.	Retain Part 1.a to g. as notified.
Simpson Family Trust	PC23.16	16.14	General Rural Zone	Rules	GRUZ-R15	Support in Part	<p>Understand that 'helicopter 'movements' means take and off and landing, although it is not a defined term in the Proposed Plan. Therefore, it is unclear if one helicopter movement is just taking off or whether it is taking off and landing. As noted under GRUZ-P8, there is no policy framework for commercial recreational flights. We also question why commercial recreational helicopter movements are limited to 4 per day when non-commercial recreational flights are unlimited. We assume this is because non-commercial activities will be self-limiting but there could be more than 4 per day, depending on how helicopter movement is defined. However, the limit of 4 helicopter movements is likely appropriate if a movement is defined as taking off and landing. If a helicopter movement is just taking off, and landing is a considered another movement, then the permitted limit needs to be increased. For example: taking off from Tekapo Helicopters to take bikers into the High Country and returning to the same location could be considered one or two helicopter movements. If it is two, the permitted level of activity is essentially two helicopter trips per day, which is quite limiting.</p>	<p>Define the term 'helicopter movement' to mean taking off and landing.</p> <p>However, if this is not accepted and a helicopter movement is just taking off or landing, then amend Rule GRUZ-R15 as follows:</p> <p>...</p> <p>2. Any other purpose where no more than foureight aircraft and helicopter movements per day are undertaken from the same location.</p> <p>Or similar.</p>
Aviation New Zealand on behalf of the New Zealand Helicopter Association	PC23.19	19.17	General Rural Zone	Rules	GRUZ-R15	Support in Part	<p>Supports parts of the rule that enables agricultural aviation to support primary production and conservation but a definition for aircraft and helicopter movements is sought so that the rule only applies to the take-off and landing of aircraft and helicopters. However other parts are unworkable. Seek the addition of item H for the commercial activities that provide benefit to the region and economy with helicopter activities that are essential but unable to be managed in 4 movements per day such as moving a water tanks from the street to a building or the management of telecommunications and repairs of infrastructure. Should a helicopter be required to make multiple landings on a site that is large it would easily use up the total number of movements.</p> <p>However a commercial aviation list that is permitted would enable greater deployment of helicopter operations without the burdens of DIS consents. We</p>	<p>Amend GRUZ-R15 as follows:</p> <p>Associated with purposes ancillary to:</p> <p>...</p> <p>h. Commercial Aviation Activities such as but not limited to:</p> <p>.Aerial Spotting,</p> <p>.Asset management,</p> <p>.Construction,</p> <p>.Disaster relief work (after State emergency has ended)</p> <p>.Flight training,</p> <p>.Infrastructure repairs and</p>

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							note that Shelterbelt and trees are an item of interest to the district. Often Shelter belts are maintained by helicopter operations and commercial aviation is therefore necessary and four movements to a site in a day is not sufficient or workable.	development , Science and Research Surveillance Survey operations Tourism Transportation of people TV and Film Or 2. Any other purpose where no more than four aircraft and helicopter movements per day are undertaken from the same location.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.16	General Rural Zone	Rules	GRUZ-R15	Support	As per our reasoning for GRUZ-P8, the use of planes and helicopters for primary production is an accepted practice. They can be more effective, efficient and safe than traditional land based options e.g. topdressing planes spreading fertiliser over large hilly paddocks compared with using trucks.	Retain as notified.
John Evans	PC23.30	30.01	General Rural Zone	Rules	GRUZ-R15	Support	No reasoning provided.	Not specific relief sought.
Opuha Water Limited	23.43	43.12	General Rural Zone	Rules	GRUZ-R15	Oppose in Part	The permitted activity conditions of GRUZ-R15 do not include aircraft and helicopter movements that are for purposes of resource consent and/or water quality monitoring, e.g., lake water quality monitoring. If OWL's submission requesting the removal of the GRUZ over Lake Opuha is rejected by MDC, OWL considers it is appropriate and necessary for this activity to be provided for as a permitted activity under this rule.	Amend condition 1 of GRUZ-R15 to include resource consent monitoring.
Grampians Station Limited	PC23.52	52.25	General Rural Zone	Rules	GRUZ-R15	Support		Retain as notified.
New Zealand Defence Force*	PC23.54	54.07	General Rural Zone	Rules	GRUZ-R15	Support	Supports the inclusion of 'activities of the New Zealand Defence Force' as a permitted activity criteria within this rule.	Retain as notified.
New Zealand Transport Agency	PC23.15	15.25	General Rural Zone	Rules	GRUZ-R16	Support	Supports GRUZ-R16 as it provides for small-scale airfields and helicopter landing areas that are used for non-commercial aviation activity. Any large-scale activity would likely be a commercial activity, which would result in the activity being restricted discretionary and required resource consent. The associated matters of discretion, GRUZ-MD1, require consideration of the activity on the safe and efficient operation of the road network.	Retain as notified.
Simpson Family Trust	PC23.16	16.15	General Rural Zone	Rules	GRUZ-R16	Support in Part	Question why non-compliance with condition 4 of GRUZ-R16 is a non-complying activity. Assume that the concern is noise but more than 4 helicopter movements under GRUZ-R15 is a Discretionary Activity. Non-Complying seems a very stringent activity status for aircraft landing areas and assumes they are generally not an appropriate activity in the rural zone. If this is Council's position, then the consented Tekapo Helicopter site/facility should be rezoned as Airport Zone to ensure its on-going protection as an important facility.	Amend GRUZ-R16 as follows: Activity status when compliance is not achieved with R16.4: NC-DIS We also seek that the Tekapo Helicopter site/facility is rezoned as Airport Zone.
Aviation New Zealand on behalf of the	PC23.19	19.18	General Rural Zone	Rules	GRUZ-R16	Support in Part	Supports Item 1 but opposes Item 2 and 3 and 4. Item 2 and 3 - Often the location of a Helicopter landing area is near access to roads and buildings for ease of equipment access such as installation of	Amend as follows: 1. Airfields shall be located a minimum distance of 2km from any residential zone boundary; and 1km

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New Zealand Helicopter Association							<p>infrastructure assets, graveling, clearing drains, management of shelterbelts, access for aviation fuel etc. It is not always practical to find a location that is more than 100m inland of a state highway for example especially for lines companies maintaining powerlines and telecommunication assets. NZHA is prepared to give case study examples if required.</p> <p>Item 4 - This is unworkable and NZHA opposes it. There are a range of commercial aviation activities that are essential to the region that are not primary production such as but not limited to: Aerial Spotting, Asset management, Construction, Disaster relief work (after State emergency has ended), Flight training, Infrastructure repairs and development, Science and Research, Surveillance, Survey operations, Tourism, Transportation of people, TV and Film.</p> <p>Disallowing the use of airfield and helicopter landing areas would significantly increase the transit times of commercial aviation increasing the carbon footprint, increasing project costs and reducing productivity. The burden on the regions administration for resource consents would also significantly increase.</p>	<p>from any notional boundary of any sensitive activity not located on the same site.</p> <p>2. Helicopter landing areas shall be located <u>at a distance that enables no more than the construction noise limits for the district to be achieved from</u> any notional boundary of any sensitive activity not located on the same site.</p> <p>3. Airfields <u>and helicopter landing areas</u> shall be located a minimum distance of 50m from any public road and 100m from a State Highway. <u>Helicopter landing areas should be setback from the road or state highway at a safe distance to not cause distraction to road users.</u></p> <p><u>4. The airfield or helicopter landing area is used for non commercial aviation activity.</u></p>
John Evans	PC23.30	30.02	General Rural Zone	Rules	GRUZ-R16.1-3	Oppose	<p>The origins, justification and evidence for the numerical values of listed setbacks are unclear, other than blanket attempts to “avoid potential conflict with noise sensitive activities”. The perceived effect of aircraft activity depends on the location of the adjoining sensitive activity to take off/landing direction as well as aircraft type, for example a drone (as an aircraft) has a relatively low noise signature. It is unclear why the setback is 500m for helicopters and 1km for fixed wing, from any notional boundary of any sensitive activity. It is unclear what a setback of 50m from any public road and 100m from any State Highway is to achieve. Noting, per the definition of airfield, any area an aircraft could move (i.e. taxi) is considered the extent of the airfield. A road is a noise generating area, not a noise sensitive area, therefore “avoiding potential conflict with noise sensitive activities” does not apply as rationale for this provision.</p>	<p>Amend GRUZ-R16.1 as follows:</p> <p>Amend 1km setback to 500m, helicopters and fixed wing can be treated the same.</p> <p>Amend GRUZ-R16.1 as follows:</p> <p>Add: “Or at a distance such that compliance with 55dBA Ldn* is achieved as measured at the notional boundary of a noise sensitive activity.</p> <p>*6805:1992 Airport Noise Management and Land Use Planning Standard recommends that new residential or other noise sensitive uses are prohibited when noise levels are greater than 55dBA Ldn, therefore no controls are required where noise levels are less than 55dBA Ldn.</p> <p>Delete GRUZ-R16.3.</p>
John Evans	PC23.30	30.03	General Rural Zone	Rules	GRUZ-R16.4	Support	No reasoning provided.	Not specific relief sought.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.17	General Rural Zone	Rules	GRUZ-R17	Support	This rule enables farm quarries, not commercial enterprises where the impact on the environment is very different. As this rule allows low intensity quarrying for use on the same site, only the amount of material needed will be extracted and at intermittent intervals.	Retain as notified.
Road Metals Limited	PC23.35	35.03	General Rural Zone	Rules	GRUZ-R17	Support in Part and Oppose in Part	While the intent to provide for quarrying activities in the GRUZ is supported (and appropriate within this zone), the provision as worded has very limited use and will be ineffective as it can only provide for very small volumes for onsite use, on very large sites. This provision appears to replace Rule 10.1.2 in the operative MOP which permits extraction of gravel not exceeding 2000m ³ per hectare and 2 metres depth in any continuous period of 5 years which	<p>Replace the proposed rule with the existing rules contained in Section 10 of the Rural Chapter of the Operative MDP.</p> <p>Add the following standard to the existing rule of the Operative MDP:</p>

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							complies with several standards. The intent of that provision was to provide for access to gravel across the MDC district where it was needed to minimise costs and meet demand from Council and other parties. MDC has long had concerns with the interpretation of this rule that it could allow for large quarries to develop on larger sites or quarries to pop up all over the district. This concern has not eventuated as Rule 10.1.2 is limited in that it does not provide for processing activities which limits the potential for large operations to establish, while any such quarrying would still be subject to rules such as those contained within Chapter 19 Indigenous Biodiversity (PC18). It is suggested that the existing rules in the MDP are retained but provision is made for rehabilitation of such sites if they are to be left for more than 12 months without extraction occurring.	The quarry is rehabilitated following completion of extraction activity or upon cessation of quarrying activities for a period in excess of 12 months. Add other necessary or consequential amendments as required.
Rooney Group Ltd	PC23.49	49.06	General Rural Zone	Rules	GRUZ-R17		GRUZ-R17 does not extend to permit the ancillary quarrying activities associated with the extraction of aggregate from the beds of rivers where those ancillary activities occur outside of the bed of the river such as stockpiling of aggregate. The rule only provides for section 9 RMA on-site quarrying activities.	Amend GRUZ-R17 to add, "or" "8. Stockpiling of aggregate that has been extracted from an adjacent riverbed". Or alternatively introduce a new separate rule.
Fire and Emergency New Zealand	PC23.04	4.08	General Rural Zone	Rules	GRUZ-R18	Support in Part	Community facilities which include Emergency service facilities are provided for as restricted discretionary activities in the GRUZ. Seeks the addition of a new rule for 'Emergency Service Facilities'. New fire stations may be necessary in order to continue to achieve emergency response time commitments where development occurs, and populations change. Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not currently have the ability to designate land for the purposes of fire stations. Considers that a new rule should be provided for as a permitted activity within this zone to better provide for health and safety of the community.	Add a new rule as follows: GRUZ-RX Emergency Service Facilities Activity Status: PER Where the activity complies with the following standards: GRUZ-S2 Boundary Setbacks GRUZ-S3 Building Coverage GRUZ-S4 Height GRUZ-S5 Sensitive Activity Setback from Intensive Primary Production GRUZ-S6 Sensitive Activity Setback from Quarrying Activities and Mining GRUZ-S7 Sensitive Activity Setback from Commercial Forestry GRUZ-S8 Wastewater
New Zealand Pork	PC23.26	26.26	General Rural Zone	Rules	GRUZ-R18	Support in Full	Support RDIS activity status for community facilities, including compliance with setback standards including GRUZ-S5 as these can be sensitive activities and matters for discretion including reverse sensitivity effects.	Retain as notified.
New Zealand Pork	PC23.26	26.27	General Rural Zone	Rules	GRUZ-R19	Oppose	Oppose DIS activity status for intensive primary production. Oppose NC activity status when activity cannot comply with setbacks. DIS activity status does not give effect to GRUZ-OL, GRUZ-02 or GRUZ-P1, all which recognise the importance of enabling primary production activities (of which intensive primary production is a sub-set) within the GRUZ. Intensive primary production is a primary production activity that have a functional and operational need to operate within the GRUZ. Effects from intensive primary production should not exceed those of other farming activities and are characteristic of the rural environment. Air and contaminate discharge related effects are managed through the regional planning frameworks and duplication of consenting and assessment at a district plan is not efficient or effective. The primary concern with intensive primary production activities is the potential for adverse amenity effects on neighbouring existing sensitive	Amend as follows: Activity status: DIS RDIS Where: ... Matters for discretion include: a. The effect on amenity from any discharge of odour or dust; b. The location of the paddock, building, structure or impervious area housing stock; c. The design of the building housing stock; d. The location and design of the wastewater treatment system; and e. Any mitigation proposed to reduce the effect or

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							activities. These can be managed by a RDIS activity status, where the matters of discretion are limited to methods to avoid, remedy or mitigate potential adverse effects on neighbouring sensitive activities.	dispersion of odour or dust. Activity status when compliance is not achieved with R19.1 to R19.3: NC DIS
Port Blakely	PC23.29	29.11	General Rural Zone	Rules	GRUZ-R21	Oppose	Wilding conifers are managed via the NES-CF.	Remove the rule in its entirety.
Opuha Water Limited	23.43	43.14	General Rural Zone	Rules	GRUZ-R21	Support	Strongly supports the MDC's proposal to introduce greater controls in the Mackenzie District Plan on wilding conifers, which it considers is necessary to address the effects of the spread of wildings across the Mackenzie District.	Retain as notified.
Canterbury Regional Council	PC23.45	45.13	General Rural Zone	Rules	GRUZ-R21	Support in Part	The Canterbury Regional Pest Management Plan (RPMP) prohibits the planting of any pest species. Most of the wilding conifer species in the proposed provisions are listed as pest species in the RPMP and planting of these species should be a Prohibited Activity. Two of the species in the wilding conifers list (Bishops Pine and Douglas Fir) are not listed as pest species in the RPMP so their planting could continue to be a non-complying activity.	Amend the rule: Activity Status: NC Where: 1. The planting is of Douglas Fir or Bishops Pine Activity status when compliance is not achieved with R21.1: PR
Road Metals Limited	PC23.35	35.06	General Rural Zone	Rules	New Rule		Quarrying has occurred previously under the permitted activity rules of the MDP on Lot 2 Deposited Plan 487658. The rules provide for 2000m ³ of extraction per hectare of site area but do not control other potential effects on the site. A resource consent application has been prepared for a similar quarry area on the site and the controls proposed are supported by expert assessments as being appropriate for quarrying in this general location. Having an aggregate source within an existing quarry area in close proximity to Twizel will provide for new development and infrastructure needs in a location where transportation distances will be minimised. Controlled activity status will ensure effects are managed in a more comprehensive manner than existing use rights under the permitted activity rule.	Add a new rule GRUZ-R17A: Quarrying activities Activity status: CON Where quarrying activity is located on Lot 2 Deposited Plan 487658 in the area where soil has already been disturbed for quarrying as shown on GRUZ-SCHED 2. And where the activity complies with the following standards: 1. Extraction does not exceed 30.000 tonnes per annum: 2. Heavy vehicle access must be provided from the approved existing access point onto State Highway 8. 3. The consent holder shall seal a minimum of 100 m of the access way into the site. 4. Heavy vehicle movements shall not exceed 40 movements per day. 5. Establishment of 1.5 - 2 metres (m) high earth bunds along the quarry's west and southwest sides, with the exception of site accessways. The bunds must have a profile with an outside slope no steeper than 1V:3H (one metre vertical to three metres horizontal) and a flat top of 0.5m. 6. Within 4 weeks following construction of the bunds, the bunds are to be sown with sweet vernal and brown top grass and thereafter watered regularly to ensure grass cover is established and maintained. 7. The hours of operation for the quarry shall be limited to 6.00am to 6.00 pm Monday to Friday and 7.00 am to 1.00 pm on Saturday. No quarry operations will be carried out on Sundays or public holidays. 8. The total maximum volume of diesel stored on site

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								<p>must not exceed 5,000 litres (L). Diesel storage must have a Stationary Container Certificate and the storage of all hazardous substances on site must be in accordance with the requirements of the Hazardous Substances and New Organisms Act 1996.</p> <p>9. All rehabilitated surfaces must be designed and constructed to be free draining and the final rehabilitated ground level will be no deeper than 3.5m below the ground level that existed prior to quarrying commencing.</p> <p>10. An accidental discovery protocol is in place.</p> <p>For the avoidance of doubt, Chapter 19 Ecosystem and Indigenous Biodiversity (Plan Change 18) and Chapter X -Natural Features and Landscapes (including Plan Changes 23 and 27) do not apply to GRUZ-R17A.</p> <p>Matters for control:</p> <ul style="list-style-type: none"> a. The scale and duration of the operation. b. Effects on amenity values during the establishment, operation and rehabilitation of the site. c. The location, design and appearance of buildings on the site. d. The safety and efficiency of the surrounding roading and other infrastructure. e. The preparation of a Quarry Management Plan, including the site rehabilitation proposal (methods, end use and final landform). f. The adequacy of any mitigation measures. <p>Where compliance is not achieved with GRUZ-R17A: DIS</p> <p>Add the following schedule or alternatively a spatial layer to identify the spatial extent of this area: GRUZ-SCHED 2</p> <p>Introduction</p> <p>This schedule includes a map showing the location of the extent of existing soil disturbance for quarry activities on Lot 2 Deposited Plan 487658.</p> <p>Alternatively provide for the same outcome through use of a Development Area or Special Control Area which provides for the quarrying on similar terms and conditions.</p>
Ministry of Education	PC23.38	38.20	General Rural Zone	Rules	New Rule	Support	Seeks the inclusion of a new rule specifically providing for educational facilities, noting this aligns with GRUZ-02, GRUZ-P2 and GRUZ-P4 which implicitly enables educational activities, as a development, providing there is	<p>Educational Facilities</p> <p>Activity status: Permitted</p> <p>Where:</p>

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							an operational need. The Ministry may have an operational need to locate educational assets within the zone.	<p>1. Any new or extended buildings or structures comply with General Rural Zone standards GRUZ-S2, GRUZ-S3, GRUZ-S4, GRUZ-S5, GRUZ-S6, and GRUZ-S7.</p> <p>Activity status where compliance is not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <p>1. The matters of discretion of any infringed standard;</p> <p>2. The extent to which adverse effects on adjoining properties beyond the zone and the wider environment are mitigated; and</p> <p>3. The extent to which all activities are adequately serviced.</p>
Director-General of Conservation	PC23.07	7.12	General Rural Zone	Rules, Standards and Matters of Discretion	GRUZ-R1 to GRUZ-R22, GRUZ-S1 to GRUZ-S22, and GRUZ-MD1	Oppose	The matters of control, matters of discretion, and standards collectively fail to recognise amenity values so would not achieve Objective GRUZ-02. The matters of control, matters of discretion, and standards also collectively fail to recognise biodiversity values - this appears to be in reliance on Plan Change 18, but as that is not yet operative it cannot be relied upon.	Revise these rules, standards and matters of discretion to effectively and consistently protect and provide for amenity values and biodiversity values.
Opuha Water Limited	23.43	43.13	General Rural Zone	Rules and Standards	GRUZ-R19 and GRUZ-S5	Oppose in Part	Notes that neither the permitted activity conditions for intensive primary production or the standards for activities in the GRUZ require a suitable setback from waterways. Considers this is appropriate and necessary to protect water quality, particularly Lake Opuha's water quality, which is required by Regional Council resource consent conditions. Considers the 300m setback from sensitive activities under GRUZ-S5 be extended in its application to surface waterways.	Amend either the conditions of GRUZ-R19 or GRUZ-S5 to require intensive primary production to be setback 300m from any surface or waterbody.
Nic Zuppich	PC23.03	3.03	General Rural Zone	Standards	GRUZ-S1	Oppose	The proposed 4ha minimum density is an unrealistic size when the current lot sizes in the Reserve area are all well under this. We have water supply and waste-water connections available, therefore the requirement for on-site waste-water isn't applicable. Our immediate area would be more aligned with the Rural Lifestyle zoning as it resembles Nixon's Road area which is being rezoned to rural lifestyle. On the Fairlie-Tekapo Highway from number 27 to 71 these properties are all well under the proposed 4ha, with the average property size being just over 5,000m ² and lot numbers closer to 3,000m ² . Properties in this area are also utilized as lifestyle/residential property already and not primary production land (GRUZ-02.4).	To exclude the Reserve Area from the Rural Zone plan changes regarding density and to allow property sizes to be more applicable to this area i.e. 3000 - 5000m ² .
Michael Donnelly	PC23.10	10.01	General Rural Zone	Standards	GRUZ-S1	Oppose	I have two titles on my property and have the full intention of building on the separate title. I checked with Council before buying the property that I would be able to build or subdivide and was assured this wouldn't be a problem. The proposed plan would affect my ability to build and reduce the value of my property significantly. This plan change will reduce the value of my property. Whilst I can understand some of the changes for certain parts of the Mackenzie District, I believe PC23 does not suit the Reserve of Fairlie. The proposed 4ha is an unrealistic size when most plots are much smaller. A 3,000-5,000m ² size is more realistic. With water and sewer connections run to the gate, it was always the intention for the Reserve area of Fairlie to grow.	The proposed subdivision size to be reduced to 3000-5000m ² .
New Zealand Transport Agency	PC23.15	15.26	General Rural Zone	Standards	GRUZ-S1	Support	Supports the density standards proposed for the General Rural Zone, which ensure that the number of principal residential units per site are limited. This will ensure that any increase in residential use, subject to resource consent,	Retain as notified.

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							on these sites will warrant appropriate assessment of any vehicle crossing to the state highway.	
Opuha Water Limited	23.43	43.15	General Rural Zone	Standards	GRUZ-S1	Oppose in Part	Land in the vicinity of Lake Opuha and the Opuha Dam, that is located with the Specific Control Area 13 (Eastern Plains) is subject to a density standard that means residential units are permitted if: ...5... c. has a minimum area of 4ha. 6. The minimum net site area per residential unit is 4ha. OWL is concerned that the terminology used in 5.c. is inconsistent with that used in 6. OWL assumes the intention was for 5.c. to be worded “has a minimum net site area of 4ha”.	Amend permitted activity condition 5.c. be amended as follows: 5. c. has a minimum net site area of 4ha.
Milward Finlay Lobb Limited	PC23.48	48.03	General Rural Zone	Standards	GRUZ-S1	Oppose	The minimum net site area of 100 ha in the GRUZ zone is opposed as is the non complying activity status where compliance is not achieved. An area of 40ha is proposed. This proposed rule will significantly impact vacant Rural allotments and also subdivisions that have been consented with titles still to be issued. This standard makes no provision for subdivision consents issued before PC23 is operative.	Amend GRUZ-S1.2 & GRUZ-S1.3 2. The minimum net site area per residential unit is 100 40ha ; or 3. The residential unit is located on a site that: a. existed prior to 1 November 2023 unless the site is subject to a subdivision consent application approved by the Mackenzie District Council before the date Plan Change 23 becomes fully operative and b. does not contain any residential unit; and e. has a minimum area of 10ha
Milward Finlay Lobb Limited	PC23.48	48.04	General Rural Zone	Standards	GRUZ-S1	Oppose	Non compliance is too restrictive where compliance with GRUZ-S1 is not achieved in the GRUZ zone. The non complying activity status is requested to be amended to a Discretionary Activity.	Amend GRUZ-S1 - Activity status in the GRUZ when compliance is not achieved with R2 & R3: NE DIS
Lisburn Farms Limited	23.37	37.07	General Rural Zone	Standards	GRUZ-S1.1	Oppose in Part	The notified standard sets a minimum net size area per residential unit as 200ha within an ONL. Concerned this standard is unattainable if it decides to construct any additional residential unit(s) in the future. This is emphasised by the already limited available area that can be built on due to the rugged! steep topography and accessibility issues.	Amend the minimum net site area and decrease it from 200ha to 100ha (or similar).
Lisburn Farms Limited	23.37	37.08	General Rural Zone	Standards	GRUZ-S1.2	Oppose in Part	The notified standard sets a minimum net size area per residential unit as 100ha within the GRUZ. LFL is concerned this standard unnecessarily limits a landowners ability to construct any residential units.	Amend the minimum net site area and decrease it from 100ha to 40ha (or similar).
Milward Finlay Lobb Limited	PC23.48	48.05	General Rural Zone	Standards	GRUZ-S1.5 and 1.6, Eastern Plains SCA-13	Oppose	These standards makes no provision for subdivision consents issued before PC23 is operative, existing use right need to be accommodated within these standards.	Amend S1.5 - 5. The residential unit is located on a site that: a. existed prior to 1 November 2023 unless the site is subject to a subdivision consent application approved by the Mackenzie District Council before the date Plan Change 23 becomes fully operative and b. does not contain any residential unit; and
Te Rūnanga o Ngāi Tahu	P3.25	25.20	General Rural Zone	Standards	GRUZ-S1 - GRUZ-S12	Support	Kāi Tahu have a sacred and spiritual connection to the natural values of the district. Te Rūnanga supports provisions that protect the values within the rural zone while providing for the economic wellbeing of the district.	Retain as notified.
Fire and Emergency New Zealand	PC23.04	4.09	General Rural Zone	Standards	GRUZ-S2	Support in Part	Where a setback is greater than 8-10m, this will result in increased civil costs and land parcel size requirements. The proposed exclusion would support the logistical and operational requirements of Fire and Emergency.	Amend GRUZ-S2 as follows: Advice Note: this standard does not apply to emergency service facilities.
New Zealand Transport Agency	PC23.15	15.27	General Rural Zone	Standards	GRUZ-S2	Support in Part	Generally supports the setbacks proposed from any arterial road or state highway. However, the standard does not recognise that structures and buildings associated with regionally significant infrastructure outside of a	Amend GRUZ-S2 as follows: Boundary Setbacks 1. Any building or structure, excluding ancillary

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							designation cannot meet these setback requirements. It is recommended that an exclusion be provided within the standard when the building or structure is associated with regionally significant infrastructure that has an operational need or functional need.	structures, shall comply with the minimum setbacks listed in GRUZ-Table 1, <u>unless it is ancillary to regionally significant infrastructure that has an operational need and/or functional need within the setback area.</u> Activity status where compliance not achieved: RDIS
Mitch Taylor	PC23.55	55.01	General Rural Zone	Standards	GRUZ-S2	Oppose	A dwelling should be allowed to be built closer than the proposed 100m setback from a state highway.	The 100m minimum setback from state highways is revised to match the minimum setback from other roads.
Fire and Emergency New Zealand	PC23.04	4.10	General Rural Zone	Standards	GRUZ-S3	Support in Part	The minimum building coverage for a volunteer fire station is generally 250m ² and up to 1,500m ² for a career fire station. Fire and Emergency are concerned because the building coverage per site may not provide for emergency service facilities should they need to construct a new fire station in the GRUZ in future.	Amend GRUZ-S3 as follows: <u>c. A maximum of 50% for emergency service facilities, such as fire stations.</u>
New Zealand Pork	PC23.26	26.28	General Rural Zone	Standards	GRUZ-S3	Support in Part	Provide relief from the building coverage rules for mobile pig shelters.	Amend as follows: <u>For the purposes of this requirement, the following are excluded from the calculation of building coverage: moveable pig shelters, including farrowing huts 10m² in area and less than 2m in height.</u>
Fire and Emergency New Zealand	PC23.04	4.11	General Rural Zone	Standards	GRUZ-S4	Support in Part	Fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in a district plan. However, as part of Fire and Emergency fire station operational requirements many stations include a multi-purpose tower or pole between 12-15m in height.	Amend GRUZ-S4 as follows: <u>Excluding emergency service facilities.</u>
New Zealand Pork	PC23.26	26.29	General Rural Zone	Standards	GRUZ-S5	Support in Part	Support sensitivity activity setbacks from intensive primary production activities. Support 300m as consistent with distance adopted in other district plans in the Canterbury Region. Clarification is needed as to where the setback distance is measured from in relation to the sensitive activity. Oppose the RDIS status when compliance not achieved. Amend non-compliance to a Non-Complying activity to avoid adverse effects from sensitive activities on primary production activities in a zone with a production and activities that support primary production and policy that seeks to avoid reverse sensitivity effects of sensitive activities on lawfully established primary production activities.	Amend as follows: Activity status when compliance is not achieved: <u>RDIS NC</u>
Milward Finlay Lobb Limited	PC23.48	48.06	General Rural Zone	Standards	GRUZ-S5	Oppose	The proposed 300m setback is too restrictive and 150m is considered to be more appropriate.	Amend GRUZ-S5 - 1. Any sensitive activity shall be-setback <u>300 150m</u> from the closest outer edge of any paddocks, hard stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.
Road Metals Limited	PC23.35	35.07	General Rural Zone	Standards	GRUZ-S6	Support in Part	The provision is supported but the 500m setback for quarries without blasting seems excessive. In developing setback standards or effects management area distances for planning documents around the country, these distances have commonly ranged from 200m to 500m, depending often on whether a quarry involves blasting, in which case the 500m standard is typically used. The processing of aggregates would typically not require more than a 200m setback particularly for the size of quarries likely to be envisaged in Mackenzie.	Amend standard GRUZ-S6 as follows: 1. Any sensitive activity shall be setback from any lawfully established operational quarry or mine by: a. 200m to any <u>excavation activity</u> not involving blasting; and <u>b. 500m to any processing; and</u> c. 500m to any activity that involves blasting.
PF Olsen	PC23.04	24.33	General Rural Zone	Standards	GRUZ-S7	Support	This is a sensible provision.	Retain as notified.
Port Blakely	PC23.29	29.12	General Rural Zone	Standards	GRUZ-S7	Support in Part	Port Blakely supports the GRUZ-S7 in part.	Retain the increased setback requirements for new or alteration of existing residential units, and amend to

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						Oppose in Part		include accessory buildings and other permanent and non-permanent structures, and amend the matters of discretion to include the risk of fire from the proposed activity on the existing lawfully established activity, and amend to include means and provision for firefighting.
Fire and Emergency New Zealand	PC23.04	4.12	General Rural Zone	Standards	GRUZ-S9	Support	Support GRUZ-S9 as it requires reticulated and non-reticulated firefighting water supply to comply with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Retain as notified.
South Canterbury Province Federated Farmers of New Zealand	PC23.07	27.18	General Rural Zone	Standards	GRUZ-S12.2	Oppose	The staff numbers standard applies to GRUZ 6 to 8, which covers home business, rural selling place and rural industry. A home business and rural selling place has a maximum area of 100m ² , whereas rural industry can be up to 200m ² in the GRUZ. As a rural industry is likely to be more labour intensive than a home business or rural selling place it is appropriate that they can have more staff. Also, these staff may not be at the premises all day but visiting rural properties e.g. farm machinery repair technicians. MDC may inadvertently be stunting rural industry businesses through this unnecessarily restrictive standard.	Delete reference to Specific Control Area 13 (Eastern Plains) in GRUZ-S12.2 For Rural Industry in Specific Control Area 13 (Eastern Plains) a maximum of five non-resident full time equivalent staff shall be employed in undertaking the activity.
New Zealand Transport Agency	PC23.15	15.28	General Rural Zone	Matters of Discretion	GRUZ-MD1	Support	Supports the matters of discretion which recognises the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access.	Retain as notified.
Te Rūnanga o Ngāi Tahu	P3.25	25.21	General Rural Zone	Matters of Discretion	GRUZ-MD1	Support	Kāi Tahu have a sacred and spiritual connection to the natural values of the district. Te Rūnanga supports provisions that protect the values within the rural zone while providing for the economic wellbeing of the district.	Retain as notified.
Opua Water Limited	23.43	43.16	General Rural Zone	Matters of Discretion	GRUZ-MD1	Oppose in Part	The range of matters of discretion in GRUZ-MD1 are largely appropriate. However, it considers that it is necessary for the matters of discretion to be extended to include: the functional needs and operational needs of the activity. OWL notes that definitions for the terms “function need” and “operational need” are proposed as part of PC26 (which it supports).	Amend GRUZ-MD1 to include as an additional matter of discretion the functional needs and operational needs of the activity.
Takamana/Lake Alexandrina Hut Settlements Precinct								
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.04	Takamana/Lake Alexandrina Hut Settlements Precinct	Entire Chapter		Support	Inclusion of PREC3 is considered appropriate.	Retain the inclusion of the PREC3 Chapter.
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.05	Takamana/Lake Alexandrina Hut Settlements Precinct	Introduction		Support with Amendments	PREC3 is broadly contained at or about a single cadastral parcel (RES 4512). However specific hut lease sites are defined by the Cowan & Holmes survey plan, Plan Ref 2140, dated 1976 (shown in Figure 2 in submission). Therefore reference to 'Fishermen's Hut Sites Lake Alexandrina' in this introduction, and advice notes, will enable the implementation of the provisions which relate to sites, roads and boundaries.	Amend the Introduction to include the following wording: Individual sites within the Takamana Lake Alexandrina Hut Settlements Precinct (Outlet Reserve) are defined by the survey plan known as 'Fishermen's Hut Sites Lake Alexandrina' prepared by Cowan & Holmes, Plan ref: 2140, dated Nov. 1976. Where the Mackenzie District Plan references sites, roads and boundaries in PREC3, the sites, roads and boundaries shown on 'Fishermen's Hut Sites Lake Alexandrina' plan shall apply. Include plan (Refer to Appendix 1 to Summary of Submissions) .

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Te Rūnanga o Ngāi Tahu	P3.25	25.22	Takamana/Lake Alexandrina Hut Settlements Precinct	Objectives	PREC3-O1	Support	Kāi Tahu have a sacred and spiritual connection to the dark night sky and the highly natural values of the district. Te Rūnanga supports the parts of the provision that protect the intrinsic values of the landscape.	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.06	Takamana/Lake Alexandrina Hut Settlements Precinct	Objectives	PREC3-O1	Support	Objective PREC3-O1 is considered appropriate.	
Ministry of Education	PC23.38	38.21	Takamana/Lake Alexandrina Hut Settlements Precinct	Objectives	PREC3-O1	Support	Supports PREC3-01 and acknowledges that educational facilities, should maintain the existing distinctive character and identity of the settlements.	
Te Rūnanga o Ngāi Tahu	P3.25	25.23	Takamana/Lake Alexandrina Hut Settlements Precinct	Policies	PREC3-P1	Support	Kāi Tahu have a sacred and spiritual connection to the highly natural values of the district. Te Rūnanga supports the parts of the provision that protect the intrinsic values of the landscape.	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.07	Takamana/Lake Alexandrina Hut Settlements Precinct	Policies	PREC3-P1	Support	Policy PREC3 - P1 is considered appropriate.	
Ministry of Education	PC23.38	38.22	Takamana/Lake Alexandrina Hut Settlements Precinct	Policies	PREC3-P1	Support	The Ministry supports PREC3-P1 and acknowledges that the development of educational facilities, will be controlled in terms of the scale, appearance and location of buildings and structures.	
Te Rūnanga o Ngāi Tahu	P3.25	25.24	Takamana/Lake Alexandrina Hut Settlements Precinct	Rules	PREC3-R1	Support	Kāi Tahu have a sacred and spiritual connection to the highly natural values of the district. Te Rūnanga supports provisions that protect the intrinsic landscape views while providing for the economic wellbeing of the district.	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.09	Takamana/Lake Alexandrina Hut Settlements Precinct	Rules	PREC3-R1	Support in Part	<p>It is not clear whether PREC3-R1 applies to extensions and alterations of existing buildings and structures and / or new buildings and structures.</p> <p>PREC3 is broadly contained at or about a single cadastral parcel (RES 4512), with specific hut sites defined on Cowan & Holmes survey plan Ref 2140 (see figure 2 in submission). Reference to plan 2140 'Fishermen's Hut Sites Lake Alexandrina' in PREC3-R1 and Standards PREC3-S1- S8 will enable the implementation of the provisions which relate to sites, roads and boundaries.</p> <p>It is worth noting that many of the existing Bach's (particularly along the front row) are already within 4m of each other and/or less than 2m setback from site boundaries. It is understood that the survey plan of the individual sites was prepared as a 'best fit' around existing Huts/Bach's at the time of survey. A</p>	
							<p>Amend PREC3-R1 to clarify whether it applies to extensions and alterations to existing buildings and structures, and / or new buildings and structures.</p> <p>And</p> <p>Amend PREC-R1 to include the following wording:</p> <p>Advice Note - Individual sites within the Takamana/Lake Alexandrina Hut Settlements Precinct (Outlet Reserve) are defined by the survey plan known as 'Fishermen's Hut Sites Lake Alexandrina' prepared by Cowan & Holmes, Plan ref: 2140, dated Nov. 1976. Where the Mackenzie District Plan references sites, roads and boundaries in PREC3, the sites, roads and</p>	

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							practical approach will need to be taken to respect existing rights when considering extensions and alterations.	<p>boundaries shown on 'Fishermen's Hut Sites Lake Alexandrina' plan shall apply.</p> <p>Further advice note: In addition, the existing built environment and situation of individual site circumstances will be taken into account to enable a practical approach when huts are undergoing requests for extensions and alterations, so hut holders rights are not diminished. This only applying to the precinct.</p>
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.10	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S1	Support in Part	<p>The use of the huts has evolved from predominantly just anglers/or a couple of mates away for the weekend to being fishing family occupied, often multi-generational Huts/Bach's, with visitors and fisherman who also enjoy the area. This is recognised by the reference to "typical kiwi family holiday homes" in the introduction to this chapter. Subsequently a footprint of only 60m² is considered overly restrictive and limits family use. Some existing Bach's are double this size and fit the existing character/fabric of the settlement.</p> <p>To ensure this continues to be the case but provide some flexibility to hut holders to enable family use a limit on size is recognised/accepted. It is understood that if all standards are met Restricted Discretionary Activity status applies and if not, any application would move to "Discretionary Activity Status". This potentially provides a consenting pathway, however a limit of 60m² is overly restrictive as a standard.</p> <p>Existing use rights must acknowledge existing hut size (Le. able to build to same footprint if re-building). There is also a distinction when calculating 'maximum floor area' of buildings and structures, and 'maximum coverage' of buildings and structures (Le. some structures do not have a floor area). It is considered that the rule and the title of the rule should use consistent terminology. It is considered that as decks are exempt from the building / structure coverage, outdoor living spaces should also be exempt.</p>	<p>Amend PREC3-S1 as follows: 'The maximum coverage for buildings and structures per site shall be 60m 120m², excluding car ports, outdoor living spaces and decks. '</p> <p>And</p> <p>Amend the title of PREC3-S1 as follows: "Maximum Coverage of Buildings and Structures Floor Area"</p>
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.11	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S2	Support	PREC3-S2 is considered appropriate.	Retain as notified.
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.12	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S3	Support in Part	PREC3-S3 does not control shape.	Delete the reference to 'shape' in the title: Shape; Colour and Design
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.13	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S4	Oppose	The intent and purpose of PREC3-S4 is not clear. Is it intended to relate to buildings and structures on the same site? 4m separation is aimed to be achieved between sites by internal boundary setbacks (Le. combining the setbacks, 2m + 2m), therefore this rule seems superfluous and creates confusion. Please also refer to comments in PREC3-R1 noting that many of the existing Bach's (particularly along the front row) do not comply with this rule as huts existed prior to the survey of site boundaries.	Delete PREC3-S4 "There shall be a minimum separation distance between buildings and structures of 4m."

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Lake Alexandrina Outlet Hutholders Society	PC23.28	28.14	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S5	Support in Part	The reference to internal boundaries is clarified by the proposed advice note for PREC3-R1 relating to the reference to 'Fishermen's Hut Sites Lake Alexandrina' survey plan. Many existing Huts (particularly along the front row), are already within 4m of each other and/or less than 2m setback from site boundaries. It is understood that the survey plan of the individual sites was prepared as a best fit around existing Bach's at the time of survey. A practical approach will need to be taken to maintain existing rights when considering extensions and alterations.	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.15	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S6	Support in Part	PREC3-S6(3) and PREC3-S6(4) are at cross purposes. This should be clarified by amending the wording of PREC3-S6(3).	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.16	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S7	Support in Part	Circuitous wording and the specific reference to 'composting' is not considered appropriate as wastewater disposal could involve reuse and recycle such as watering of plants from greywater and/or other systems/technology that could be acceptable solutions. Approval from Council will be required for all wastewater disposal systems, and any discharges will be subject to authorisation from Environment Canterbury.	
Canterbury Regional Council	PC23.45	45.14	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S7	Support in Part	Unlike in other plan sections, this provision does not mention the need for a Regional Council consent for wastewater disposal.	
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.17	Takamana/Lake Alexandrina Hut Settlements Precinct	Standards	PREC3-S8	Support in Part	It is supported that there is no buildings encroach onto public road reserves. There are no public roads located within RES 4512 and individual sites are defined by the Cowan & Holmes survey plan, Ref 2140 (see figure 2 below). Therefore the proposed advice note for PREC3-R1 relating to the reference to 'Fishermen's Hut Sites Lake Alexandrina' survey plan will ensure a means of compliance with this rule. There may be a requirement for structures to be located within the road reserve associated with the necessary operation, maintenance and upgrade of the road(s). This could include culverts, signs, fencing, cattle stop etc.	
Appendices								
Murray Valentine	PC23.11	11.02	Appendix	Appendix R	R32	Oppose in Part	The proposed deletion of Appendix R removes the existing Farm Base Area for R32-Simons Pass, while the PC23 planning map overlay identifying Farm Base Areas (following the proposed deletion of Appendix R) does not include Farm Base Area R32-Simons Pass.	
Mapping/Zoning								
Nova Energy Limited	PC23.12	12.05	Mapping	Zoning and Overlays	All	Support	Supports the amendments of planning maps, zones and overlays as proposed.	
Chris and Rachael Pudney	PC23.18	18.01	Mapping	Zoning	General Rural	Oppose	Our location aligns more with Rural Residential or Rural Lifestyle - the sections don't have large amounts of productive land and the subdivision sizes should be more in line with this.	
Helen Johnson and Philip McCabe	PC23.23	23.01	Mapping	Zoning	Proposed Zone Change: General Rural to Large Lot		It is proposed to rezone the 14.5 hectares that has road frontage to Albury-Fairlie Road and borders the Low Density Residential land to Large Lot Residential with the same restrictions used as seen in Specific Control Area 2. It is considered possible that it is better to refer to this area with a different	
							(Refer to Appendix 1 to Summary of Submissions), is	

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					Residential and Specific Control Area 2		specific control area number. This would see the residential density of the site be restricted to one residential dwelling per 1 hectare - with the ability for the density to increase to one residential dwelling per 2,000m ² once the requisite servicing is provided. It is noted that there is no intention by the submitter to develop 2,000m ² sites, however it may provide for future growth as demand and servicing upgrades are completed. This is considered to be a long term issue as roading development will need to be carried out in conjunction with meeting the requirements of Waka Kotahi NZ Transport Agency. There is no intention to develop to this density in the short to medium term.	rezoned to Large Lot Residential with the controls of the Specific Control Area 2 overlay also applied to the site.
Morelea Farm Holdings Limited	PC23.31	31.01	Mapping	Zoning	General Rural - General Industrial		<p>PC21 rezoned land on the opposite side of Geraldine-Fairlie Highway to General Industrial Zone. The proposed rezoning of Lot 5 is an extension of this. The additional industrial zoning that was included in PC21 was land already used for industrial purposes. Therefore, limited new areas of industrial land were opened up as a part of the PC21 process. It is also noted that the western portion of the General Industrial Land has been developed as a dog park so it will not be able to be developed for Industrial uses. The proposed rezoning will allow for more industrial activities to be established within Fairlie which will boost the local economy and allow for small-medium enterprises to be established.</p> <p>The land is situated adjacent to the township boundary and existing industrial land. There are traffic safety benefits in utilising this land as industrial land rather than the new greenfield areas proposed. There are also potential benefits for matters of cultural importance and water quality issues. Further controls can be imposed by conditions that would limit the impact of adverse effects. It is noted that the site currently shares the same level of servicing as existing industrial land on the outskirts of Fairlie. It is considered that as a new area of development it will also be able to be developed in a manner that has best practice in mind.</p>	Lot 5 of RM220008 is rezoned General Industrial Zone.
Mackenzie Properties Limited	PC23.33	33.01	Mapping	Zoning	General Rural - Rural Lifestyle	Support in part	The land currently sits within the Mackenzie Basin Subzone. Request that it be removed from the ONL and Mackenzie Basin Subzone so that in the future it may be subdivided and subsequently developed. Its proximity to Twizel would dictate this to be an optimal use. The surrounding land to the north has been subdivided/developed. Land to the West is proposed to be zoned Rural Lifestyle. There is built form in every direction so why is it included as ONL and the Mackenzie Basin. Manuaka Terrace and the Ohau River Block have their own zones, proposed to be Rural Lifestyle with respective overlays. Our land will be marooned. The ONL overlay was removed from the Tekapo Industrial Zone, Pukaki Village Zone, Airport Zones, Glentanner and Pukaki Downs Tourists Zone. Were landscape experts used to determine whether to be moved out of the Mackenzie Basin Subzone and ONL?	That their subject site as shown in red hatching is included within the Rural Lifestyle Zone with a minimum density of 4ha (Refer to Appendix 1 to Summary of Submissions).
Road Metals Limited	PC23.35	35.10	Mapping	Zoning	General Rural - General Industrial		A rezoning and associated provisions are necessary to give effect to the Twizel Spatial Plan and to provide for adequate industrial land in Twizel following the rezoning of Industrial land to Large Format Retail through Stage 2 of the District Plan review.	Rezone the Site and include associated provisions to enable the development of the Twizel Industrial Special Purpose Zone (TISPZ) which are outlined in Appendix 3 (Refer to Appendix 1 to Summary of Submissions). Include a zone statement, objectives and policies and any other provisions throughout the MDP to provide for this rezoning. Amend other chapters as proposed and provide for any other

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
								necessary or consequential changes to give effect to the rezoning. Alternatively, rezone the Site General Industrial with appropriate development areas and amendments to the General Industrial provisions to reflect the values of the Site.
Opuha Water Limited	23.43	43.01	Mapping	Zoning	General Rural Zone	Oppose	The planning maps extend the General Rural Zone over the area comprising Lake Opuha. It is unclear what purpose this proposed zoning serves as the underlying land is inundated with water. In OWL's view, the zoning of this area creates confusion for some activities, e.g., land use activities affecting the bed of the Lake, which are within the jurisdiction of regional councils, not the MDC under the RMA. It is also noted that the Introduction section of the GRUZ chapter does not allude to waterbodies being incorporated within the GRUZ or how that relates to the "purpose" of the GRUZ.	Delete GRUZ zoning across Lake Opuha.
Opuha Water Limited	23.43	43.22	Mapping	Planning Maps and NFL-SCHED1, 2 & 3	Planning Maps and NFL-SCHED1, 2 & 3	Support	It is appropriate that these Schedules only apply to identified features in the Mackenzie Basin. In particular, OWL supports the exclusion of Lake Opuha and its surrounds from the planning maps NFL overlay and in the Schedules to this chapter.	Retain NFL-SCHED1, 2 & 3 as notified (which apply to features in the Mackenzie Basin only and exclude Lake Opuha and its surrounds).
Simpson Family Trust	PC23.16	16.02	Mapping	Overlays	Forestry Management Areas Overlay	Support	According to the proposed planning maps, all of Balmoral Station lies outside a Forestry Management Area, which is supported.	Retain as notified
Opuha Water Limited	23.43	43.02	Mapping	Overlays	Highly Productive Land Overlay	Oppose	The planning maps show the area of land beneath Lake Opuha within the NZLRI LUC Classes 1-3 (Land Resource Inventory) overlay33. It is unclear what purpose this overlay would serve, as this area is already inundated by water.	Delete the NZLRI LUC Classes 1-3 (Land Resource Inventory) overlay affecting the area beneath Lake Opuha from the planning maps.
Grampians Station Limited	PC23.52	52.28	Mapping	Overlays	Highly Productive Land Overlay		Assessment of those parts of the land farmed by Grampians Station Limited as Class 3 Highly Productive Land is not accepted.	Remove those parts of the Highly Productive Land Overlay that includes the land farmed by Grampians Station Limited as marked on attached Annexure B the submission (Refer to Appendix 1 to Summary of Submissions).
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.03	Mapping	Overlays	Lakeside Protection Overlay	Support with Amendments	It is considered appropriate to align the Lakeside Protection Area Overlay with the proposed alterations to the boundary of Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3).	Amend the Planning E-Maps to alter the boundary of the Lakeside Protection Area Overlay to align with the boundary of the Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3) delineated by the blue line in Figure 1 in the submission (Refer to Appendix 1 to Summary of Submissions).
Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.08	Mapping	Overlays	ONL	Support	Support the amendments to remove Te Manahuna / Mackenzie Basin Outstanding Natural Landscape Overlay from the Special Purpose Zones / Zoned areas including the Pukaki Village Zone and Pukaki Downs Tourist Zone as these zones currently include methods for managing the effects of development on landscape values and it is anticipated that such provisions would be carried forward into any redrafted provisions for development that occurs in these Special Zones. Subject to appropriate drafting of the provisions within the Special Zones, landscape values that prevail in those zones will be effectively managed. For completeness, it is also submitted that a similar approach should be applied to the Sites of Natural Significance where they affect the Special Purpose Zones, and the Special Purpose Zone provisions should in turn be drafted to include bespoke provisions that are targeted at managing any areas within those zones that exude significant natural values.	Retain as notified.

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
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Simpson Family Trust	PC23.16	16.04	Mapping	Overlays	ONL	Support in Part	Understand that the ONL overlay has been removed from the Airport Zones at Tekapo, Pukaki and Glentanner. We consider that the ONL overlay should also be removed from the Tekapo Helicopters site identified in Appendix 1 to recognise the consented nature of this site and its importance to the district.	Remove the ONL overlay from the Tekapo Helicopters site identified in Appendix 1 of the submission (Refer to Appendix 1 to Summary of Submissions).
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.02	Mapping	Overlays	ONL	Support with Amendments	It is considered appropriate to align the Te Manahuna/the Mackenzie Basin Outstanding Natural Area Overlay with the proposed alterations to the boundary of Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3).	Amend the Planning E-Maps to alter the boundary of the Te Manahuna/the Mackenzie Basin Outstanding Natural Area Overlay to align with the boundary of the Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3) delineated by the blue line in Figure 1 in the submission (Refer to Appendix 1 to Summary of Submissions).
Rodney Hurst	PC23.34	34.01	Mapping	Overlays	ONL	Oppose	Oppose the lines drawn across the District that define Outstanding Natural Landscapes and the fact that any "new activities" that take place in these areas require a resource consent. Most activities in these areas are of primary production nature and even if not they are only an adjunctive to existing use. The RMA and consenting process is expensive and in turn is inhibitive to progressive enterprise and reinforces state control over freehold rights. Lines are not really necessary as aspect and climate dictate their own values on such ground.	If a definition is needed then the 900m contour line is a good definition.
Lisburn Farms Limited	23.37	37.16	Mapping	Overlays	ONL	Oppose in Part	ONL 3 – Hunters Hills, Dalgety, Rollesby Range (Eastern Mackenzie). LFL agrees some landscapes in the Mackenzie District are worthy of ONL status. The Eastern I South-Eastern-most parts of the Dalgety Range that are south of Locharts Stream are currently farmed by LFL. Sheep and cattle grazing and finishing occurs regularly over the lower land areas, and fences, shelterbelts and other land uses incidental to pastoral farming are prevalent and should not be subject to additional constraints under ONL status.	Amend part of "ONL 3 - Hunters Hills, Dalgety, Rollesby Rangers" to remove all of the ONL that lies south of Mackenzie Pass Road.
Matthew and Victoria Simpson	PC23.39	39.01	Mapping	Overlays	ONL	Oppose in part	Oppose the proposed ONL classification on their property for reasonings including (but not limited to): a. our family have farmed Ranui for over 100 years. b. PC23 gives no recognition for freehold land and jeopardises property rights. c. 900m above sea level or 3,000 feet above sea level has always been the respected snow line and altitude fence line around this district. This is not respected and would be a practical and definitive landscape boundary that clearly indicates ONL and GRUZ. d. the boundary lines indicated in the plan show a clear lack of understanding of this landscape. e. In the Hakataraamea Valley we have a concrete block hut consisting of three rooms and outbuildings which fall within the proposed ONL classification area also holding yards at the snowline fence 900m and a set of sheep yards with a woolshed. This area should be included in the GRUZ. f. The boundary lines are not as definitive as the snowline fence, running at 900masl. The proposed ONL country includes flat and rolling country starting at 680masl in the Hakataraamea Valley. A practical boundary line requiring no additional fence line to indicate the proposed new ONL boundary on the Hakataraamea Valley 900masl fence would make sense, rather than the indefinite ONL boundary currently been proposed. g. The ONL Classification of the lower land limits the ability to farm the property effectively. h. Resource Consents can be costly and time consuming to the point where it	Seek the proposed classification of ONL to be reassessed on Ranui Station, and seek a practical solution to the boundary definition, that being the 900masl fence already established on the Hakataraamea Valley side of the property.

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							<p>is simply unaffordable to do anything.</p> <p>I. The consenting process for earth movement affecting pasture improvement for ONL, is a major issue.</p> <p>j. concerned property value will decrease as well as borrowing capacity.</p> <p>k. The ONL classification is unjustified and inconsistent e.g., the Hunter hills range is captured as an ONL but the Albury range is not</p> <p>l. Hakataramea Valley road gets very little traffic and is rarely used.</p> <p>m. The purposed ONL classification on our low and terrace country for the scenic vista attribute being of national significance is very weak reasoning for classification.</p> <p>n. Ecological Report attached to the submission states, that the site does not have values that warrant the area to being recognised as a site of natural significance under the Mackenzie District plan, this report included landscape attributes.</p> <p>o. Have long term plans for fencing into smaller blocks to help control wilding pine through livestock grazing. New tracking is also essential.</p> <p>p. The Dalgety Range, Rollesby Range and Hunter Hills have been lumped in together in the EMLSR as one landscape character area. This characterisation of landscape area is too broad.</p> <p>q. Site visits by district land planners were not carried out on our property prior to this study as is mentioned in the EMLSR draft May 2022, with reference to section 1, 2nd last paragraph, last sentence.</p>	
Herman Frank	PC23.06	6.12	Mapping	Overlays	ONL, ONF, Forestry Management Areas		<p>The locations and extents of ONL, ONF and VAL are based on the assessment by Boffa Miskell. It is evident that this has been undertaken in a limited timeframe and with limited input from local knowledge. Therefore the extent of some of these areas does not reflect the actual situation. In my opinion some of the boundaries need to be adjusted to include areas which should be part of this particular landscape. Extensions should be made to some proposed areas and in one case an entirely new ONF should be created. The most Outstanding Natural Feature in the Eastern Mackenzie District the Tengawai Cliffs west of Albury, a limestone scarp of about 6 - 7 km length should be included.</p> <p>Additions to the ONF Raincliff, the ONL Two Thumbs Range and the VAL Albury Range should also be made (details attached to submission).</p>	Adjustment of the boundaries to include areas which should be part of this landscape.
Fraser Ross*	PC23.53	53.01	Mapping	Overlays	Outstanding Natural Features	Support	<p>The Tengawai Cliffs are an important feature within the Eastern Mackenzie District which has been unfortunately overlooked in the landscape study. I have visited the area on several occasions and have seen the impressive limestone rock formations and some of the critically endangered plants growing there. I understand there is a very high number of threatened species including endemic plant species which have a highly threatened status and are not found else where, such as the Manahune limestone gentians. As well as critically threatened native plants the Tengawai Cliffs also provide important habitats for native skinks and geckos of which at least two are classified as being "At Risk". The Tengawai Cliffs are most impressive and stand out for their special formations not seen in other areas of the Region. I feel it is most important that the Tengawai Cliffs receive the highest level of protection in the Mackenzie District Plan. Images of these outstanding landscape features are included in the book Landscape of Dreams Nature's Treasure Chest by Hermann Frank.</p>	Inclusion of a new ONF in the District Plan to include the Tengawai Cliffs.

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Pukaki Tourism Holdings Limited Partnership and Pukaki Village Holdings Limited	PC23.14	14.07	Mapping	Overlays	Wilding Conifer Overlays	Support in Part	Support the identification of the Wilding Control Removal and Wilding Conifer Management Overlay, however, note that these overlays do not apply to the Special Purpose Zones and consider the Council should consider how such activities will be managed in the Special Purpose Zones.	Provide consideration as to how activities relating to wilding conifer removal and management will apply to the Special Purpose Zones.
Wolds Station Limited	PC23.50	50.07	Mapping	Overlays	Wilding Conifer Overlays		Considers that given the extent of the Wilding Conifer spread within the Mackenzie, the wilding conifer Management Overlay should be extended to include the Mary Range, and the balance of the Mackenzie Basin. Considers that given the strong migration abilities of wilding conifer seeds, there needs to be a mechanism in place to enable the extension of the Wilding Conifer Management and Removal Overlays, when and if necessary.	Extend the Wilding Conifer Management Overlay to include the Mary Range and the balance Mackenzie Basin. Include provision for Wilding Conifer Management Zones to be amended, subject to specific assessment criteria.
Simpson Family Trust	PC23.16	16.03	Mapping	Overlays	Wilding Conifer Management Overlay	Support	Agree that wilding conifers need to be managed in the Basin and that specific areas of control need to be clearly identified. This is discussed further in the submission in relation to policies and rules.	Retain as notified.
Grampians Station Limited	PC23.52	52.27	Mapping	Overlays	Wilding Conifer Management Overlay		The control of wilding conifers is a District wide issue and the ability to remediate land and prevent reinfestation following the removal of wildings should not be limited to the removal of closed canopy wilding conifers.	Remove overlay entirely or, in conjunction with new or amended rules, extend the overlay to cover all Te Manahuna/Mackenzie Basin to identify the whole area as a wilding conifer management area.
Simpson Family Trust	PC23.16	16.01	Mapping	Overlays	Wildling Conifer Removal Overlay	Support	Agree that wilding conifers need to be removed from some areas of the Basin and that these areas need to be clearly identified.	Retain as notified.
Grampians Station Limited	PC23.52	52.26	Mapping	Overlays	Wildling Conifer Removal Overlay		The control of wilding conifers is a district wide issue and the ability to harvest wilding conifers should not be limited to the removal of closed canopy wilding conifers.	Remove overlay entirely or, in conjunction with new or amended rules, extend the overlay to cover all Te Manahuna/Mackenzie Basin as an area where wilding conifer removal is permitted.
Murray Valentine	PC23.11	11.03	Mapping	Farm Base Areas	New Farm Base Area		Understand that Farm Base Areas are identified as clusters of structures or activities on a farm where it is preferable to locate future activities to avoid adverse landscape effects that could result from a 'scattered' or 'dislocated' approach to the location of structures or activities in the Mackenzie Basin.	Inclusion of the area shown in red in Figure 1 of the submission (Refer to Appendix 1 to Summary of Submissions) as a new Farm Base Area in the planning maps that the definition of Farm Base Areas in PC23 refers to. I suggest that this new Farm Base Area be called R32a-Pukaki Flats Central, or a similar name.
Grampians Station Limited	PC23.32	32.01	Mapping	Farm Base Areas	FBA-R14	Support with Amendment	It is proposed to alter the southern boundary of FBA-R 14 so that it follows the cadastral boundary, except to avoid the previously identified indigenous grassland area. The alteration is shown as the blue line on the PMDP Planning E-Map in the submission; the grey dashed line is the FBA-R14 boundary (proposed in the PMDP Planning E-Map) and the black and white dashed lines are the cadastral boundaries. The proposed alteration to the southern boundary will see an additional -1.6ha included within FBA-R14. Boffa Miskell has previously been involved in landscape and ecology assessments in FBA-R14, and elsewhere on Grampians Station. In terms of the proposed alteration to the southern boundary of FBA-R14, Boffa Miskell has noted that the alteration will avoid a previously identified indigenous grassland area whilst endeavouring to follow, as best as possible, the local contours. The area (to be included in FBA-R14) includes a small local depression, and the proposed	Primary relief: Retain Farm Base Area - R14. Secondary relief: Amend the PMDP Planning E-Map to alter the southern boundary of Farm Base Area - R14 as indicated on the plan included in Figure 1 in the submission (Refer to Appendix 1 to Summary of Submissions).

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Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character								
Submitter	Number	Point	Section	Sub-Section	Provision	Position	Submission Point Summary	Relief/ Decision Sought
							boundary will follow the toe of this depression along its western extent, close to the location of an existing track. From a landscape and ecology perspective, Boffa Miskell has advised that it is generally comfortable with the proposed alteration to the southern boundary of FBA-R14 and is able to provide supporting assessments or other evidence, if required.	
Neil and Colleen Lyons and Webb Family Trustees Limited	PC23.42	42.01	Mapping	Farm Base Areas	Farm Base Area R25		It is proposed that the boundary of the Farm Base Area be altered to better reflect the development and potential future use of the Farm Base Area. The area that is proposed to be removed from the site is 12.53 hectares in size and comprises land that is unable to be developed further due to the limits enforced by the Meridian encumbrance. The land is currently farmed in a similar manner to land outside the Farm Base Area and will be covered by the same protections. The land to be included in the Farm Base Area encompasses a developed site for a house that has been existing on the site since the 1960s. The house is closest to the road boundary and the proposed boundary for the Farm Base Area change sits around the developed area of the house, while avoiding the land that is in crop. The southern corner of the Farm Base Area change also represents an area that is able to be developed with farm accessory buildings in the future and represents a paddock that has limited production benefit. This change is considered to be in full accordance with the relevant district, regional and national statutory planning documents. The expert landscape and ecological reports also support this alteration.	As shown on the plans attached to the submission, (Refer to Appendix 1 to Summary of Submissions), it is proposed to alter the Farm Base Area for Omaha Downs (currently known as R25) so that it better reflects the current and future use of the Farm Base Area and retires land back to the Mackenzie Basin Subzone where it is afforded stronger protections.
Blue Lake Investment (New Zealand) Limited	PC23.46	46.01	Mapping	Farm Base Areas	Farm Base Area R16		It is proposed that the boundary of the Farm Base Area be altered to better reflect the development and use of the Farm Base Area. The area that is proposed to be removed from the site is 7.07 hectares in size and comprises two separate parts of the Farm Base Area - 4.98 hectares that is adjacent to a wetland, and a low lying paddock of 2.09 hectares that is not considered to be suitable for further development. The Farm Base extension is proposed to extend the boundary from the existing dwelling up to the Braemar Road boundary being an area of 5.22 hectares. The proposed changes are shown on the plan attached to the submission. Expert landscape and ecological reports also support this alteration.	The Farm Base Area for Guide Hill (R16) is amended to better reflect the development potential of the site, while securing the Site of Natural Significance and better managing the site (Refer to Appendix 1 to Summary of Submissions).
Wolds Station Limited	PC23.50	50.09	Mapping	Farm Base Areas	New Farm Base Areas		The provisions do not currently provide for applications to be made for new farm base areas. Rather, it is anticipated that to create a new farm base area it will be necessary to go through the plan change process. It is considered that this process is unduly onerous, and that a resource consent pathway should manage the creation of a new farm base area.	That the creation of a new farm base area be a DIS activity.
Grampians Station Limited	PC23.52	52.29	Mapping	Farm Base Areas	Revised Grampians Station FBA	Support	Revised FBA boundary better reflects the topography and existing development of the FBA for Grampians Station.	Amend Grampians Station Farm Base Area as notified in Proposed Plan Change.
Lake Alexandrina Outlet Hutholders Society	PC23.28	28.01	Mapping	Precinct	PREC3	Support with Amendments	It is considered that the PREC3 boundary should be extended to reflect the blue lines shown on Figure 1 of the submission. This alteration to the PREC3 boundary reflects the existing land use and infrastructure, rather than just the cadastral boundary, and will include the access to PREC3 from the Outlet Stream bridge, the internal access road including that on adjacent land, and the lake shore area (front row access).	Primary relief: Retain Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3) shown on the Planning E-Maps. Secondary relief: Amend the Planning E-Maps to alter the boundary of Takamana/Lake Alexandrina Hut Settlement Precinct (PREC3) to reflect the areas delineated by the blue line in Figure 1 in the submission (Refer to Appendix 1 to Summary of Submissions).

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

* Late submission

**Chorus New Zealand Limited (Chorus), Connexa Limited (Connexa), Aotearoa Tower Group (trading as FortySouth), One New Zealand Group Limited (One NZ) and Spark New Zealand Trading Limited (Spark)

Appendix 1

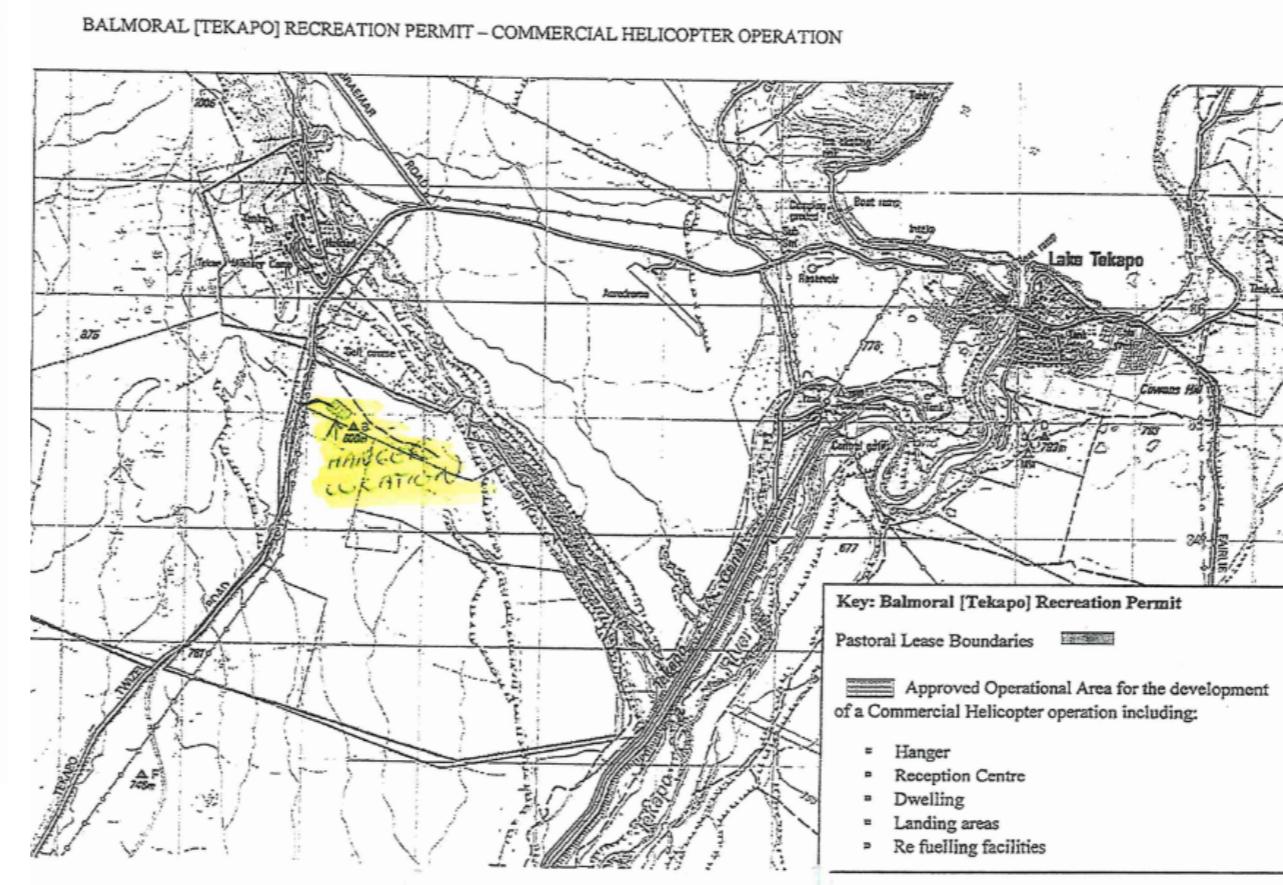
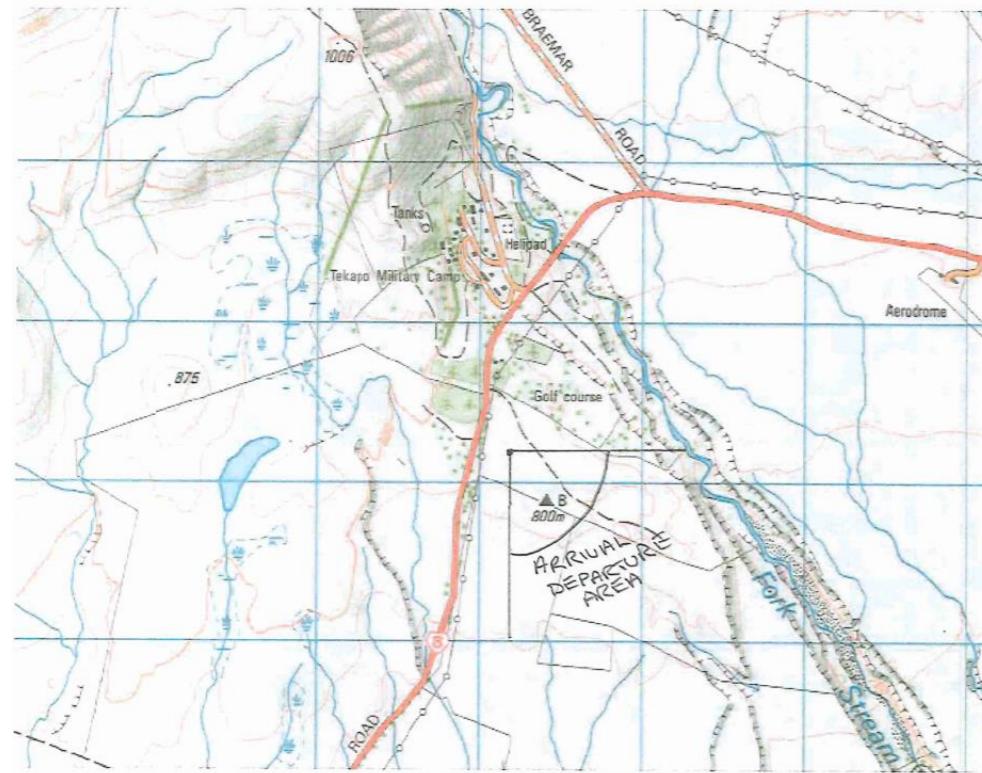
Murray Valentine , Submission PC23.11, Submission Point 11.03



Figure 1, New Farm Base Area sought (shown in red)

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Simpson Family Trust, Submission PC23.16, Submission Point 16.04



Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Helen Johnson and Philip McCabe, Submission PC23.23, Submission Point 23.01



Figure 2 – Aerial of the subject site, the 14.5 hectares to be rezoned to Large Lot Residential is shaded a light purple.

Lake Alexandrina Outlet Hutholders Society, Submission PC23.28, Submission Point 28.03



Figure 1: Boundary sought (blue line) compared to boundary proposed (black and white). The Relief Sought seeks to encompass access areas that are critical to the fabric and functioning of the huts settlement.

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Submission PC23.28, Submission Point 28.08

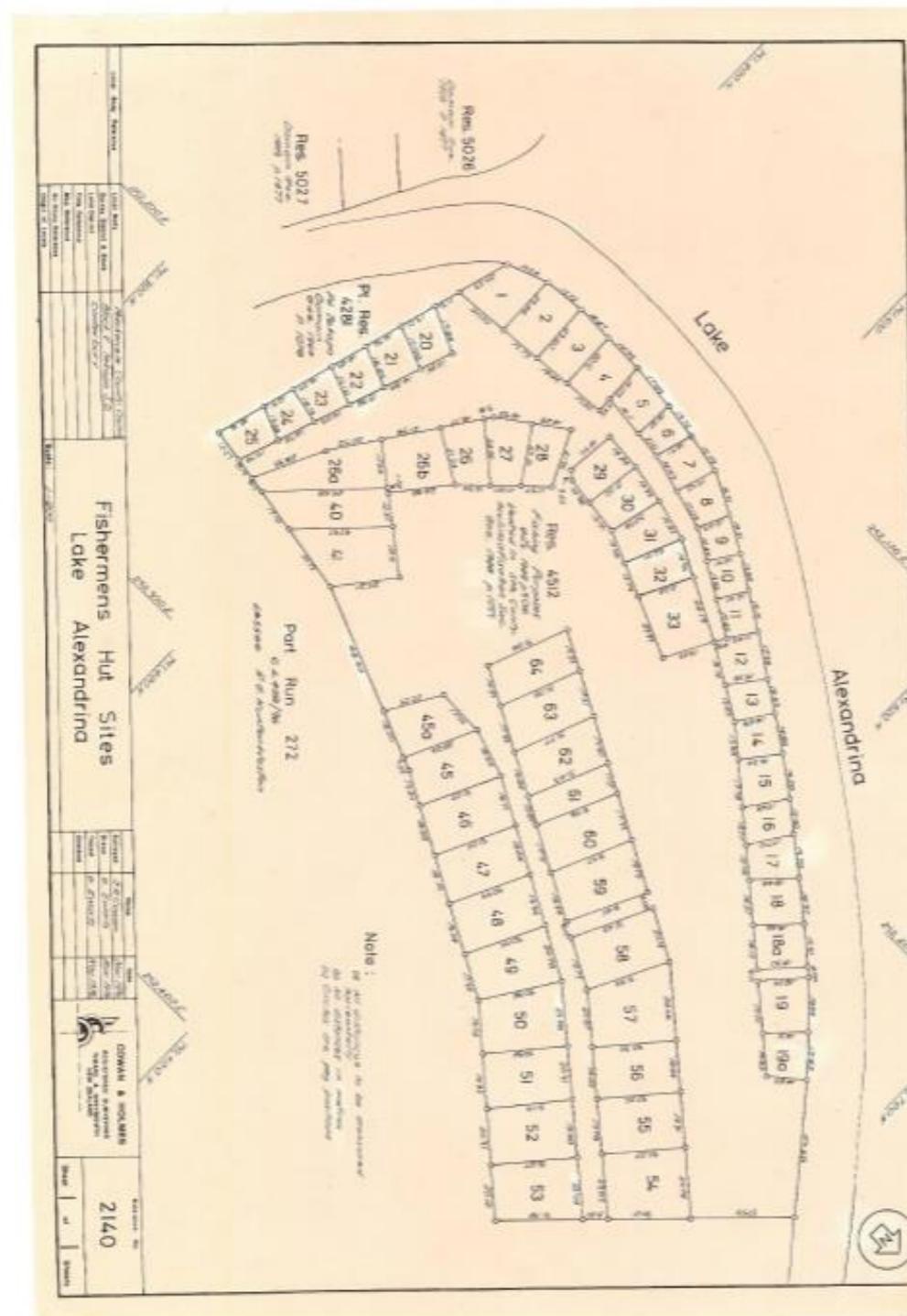


Figure 2: – Survey plan – Fishermans Hut Sites Lake Alexandrina (Outlet), applicable to enable the application of rules.

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Morelea Farm Holdings Limited, Submission PC23.31, Submission Point 23.32 and 23.33

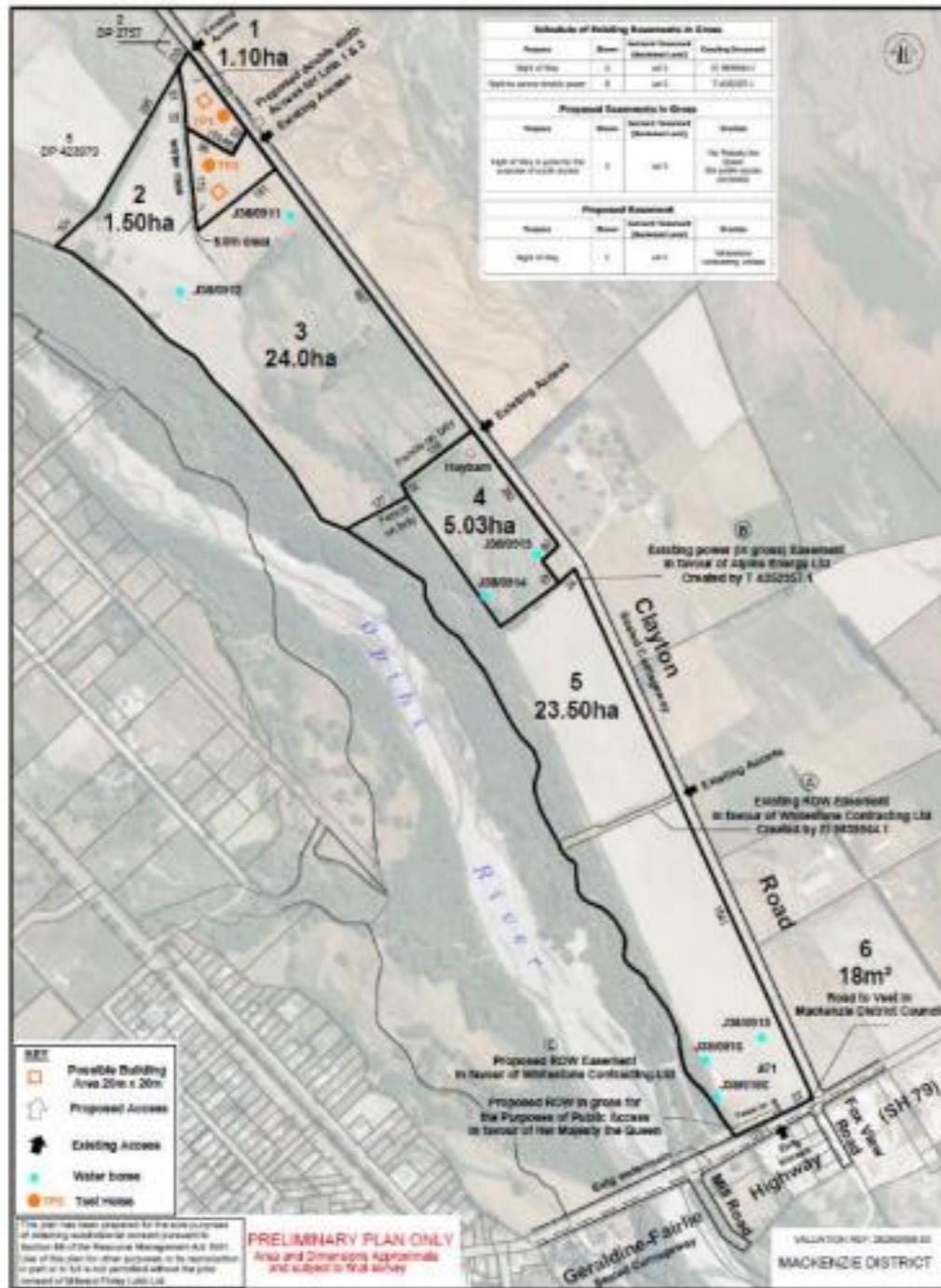


Figure 2 – Preliminary Plan of the subdivision approved by Council, Council reference RM220008.



Figure 3 – The proposed zoning for the site is the General Rural Zone, with the Rural Lifestyle Zone proposed on the opposite side of Clayton Road and the existing General Industrial Zone identified in purple.

Grampians Station Limited, Submission PC23.32, Submission Point 32.01



Figure 1 – Proposed Alteration to Southern Boundary of FBA-R14 (shown as blue line)

Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Mackenzie Properties Limited, Submission PC23.33, Submission Point 33.01

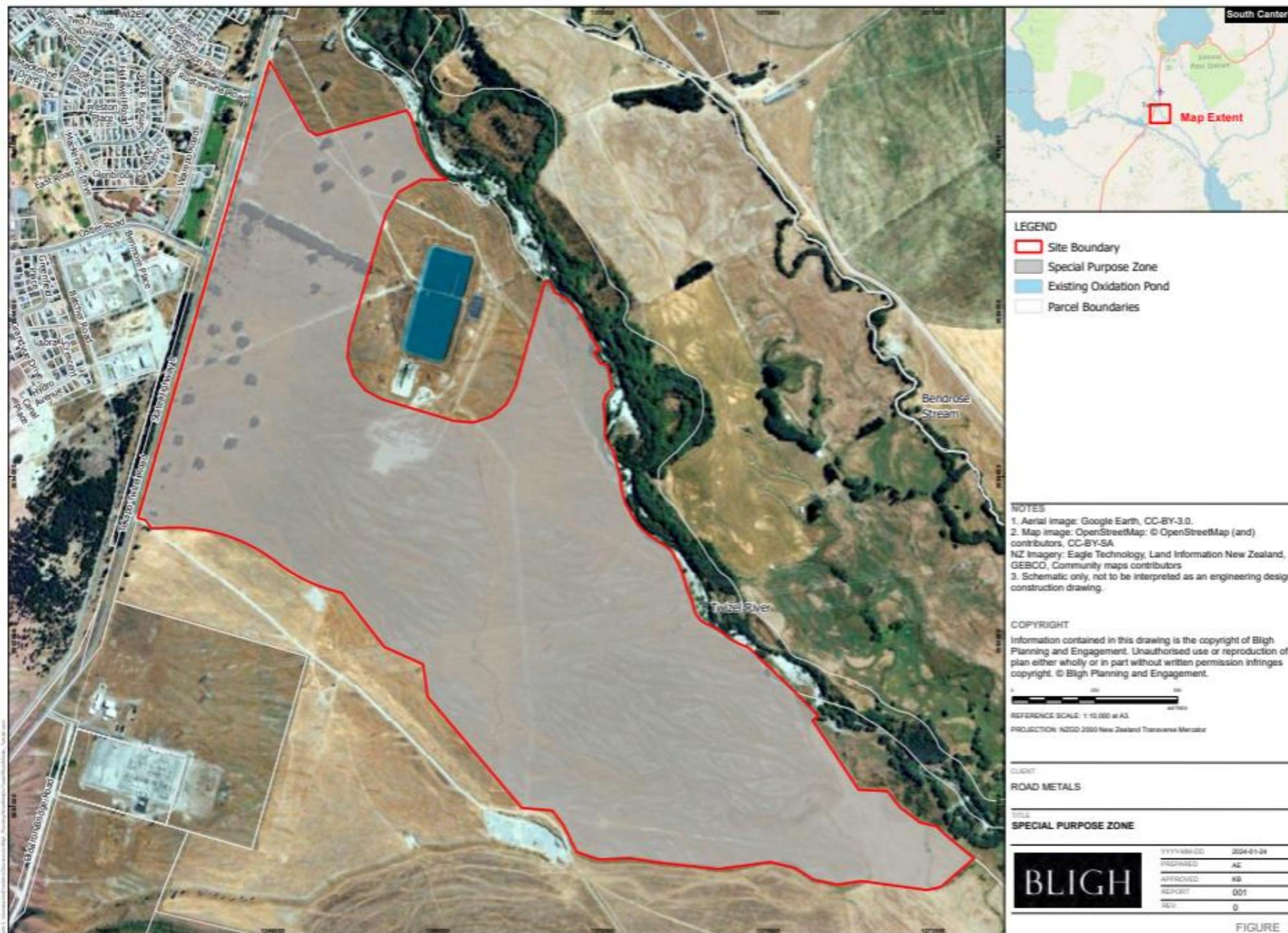


Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Road Metals Limited, Submission PC23.35, Submission Point 35.10

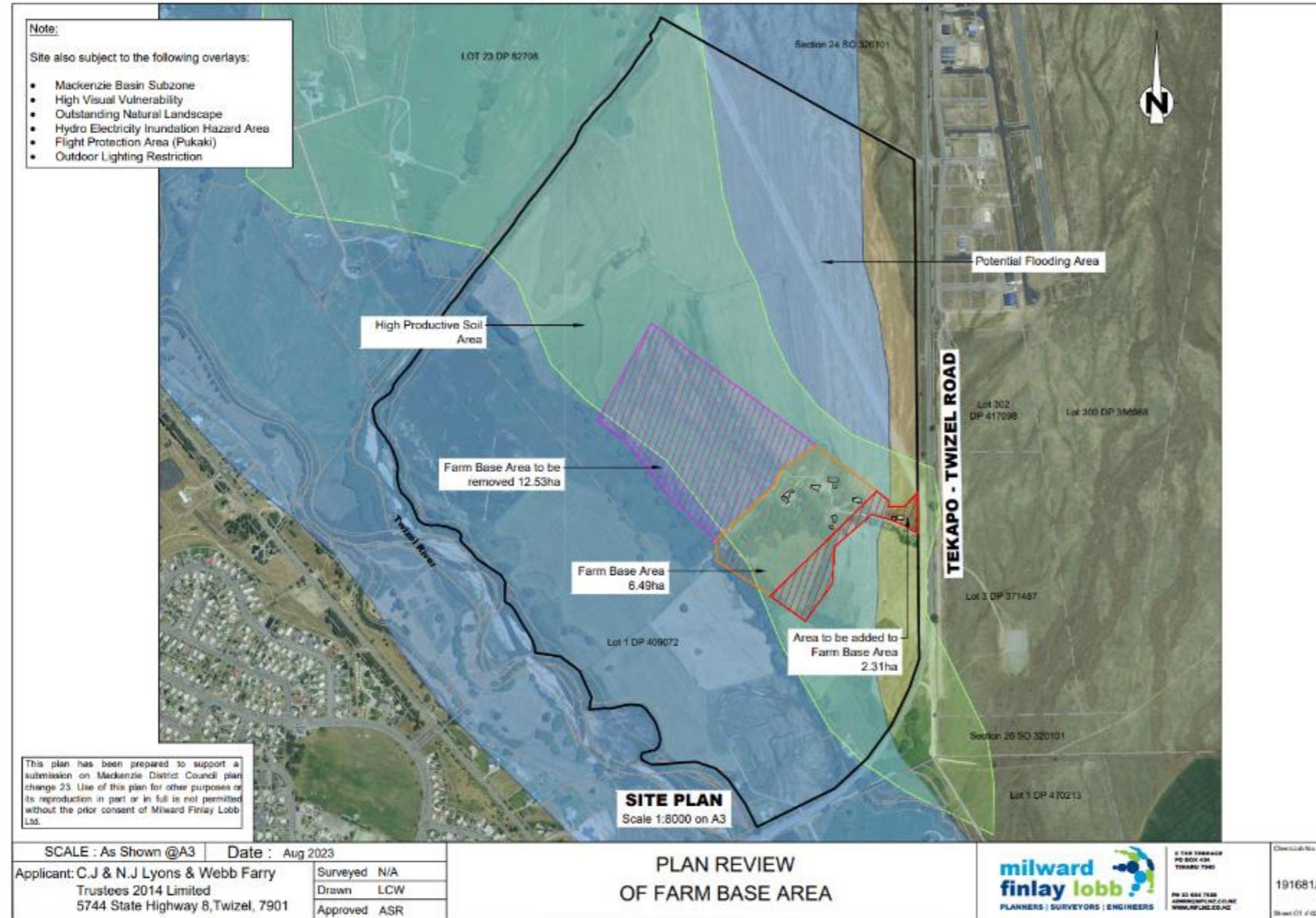


Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

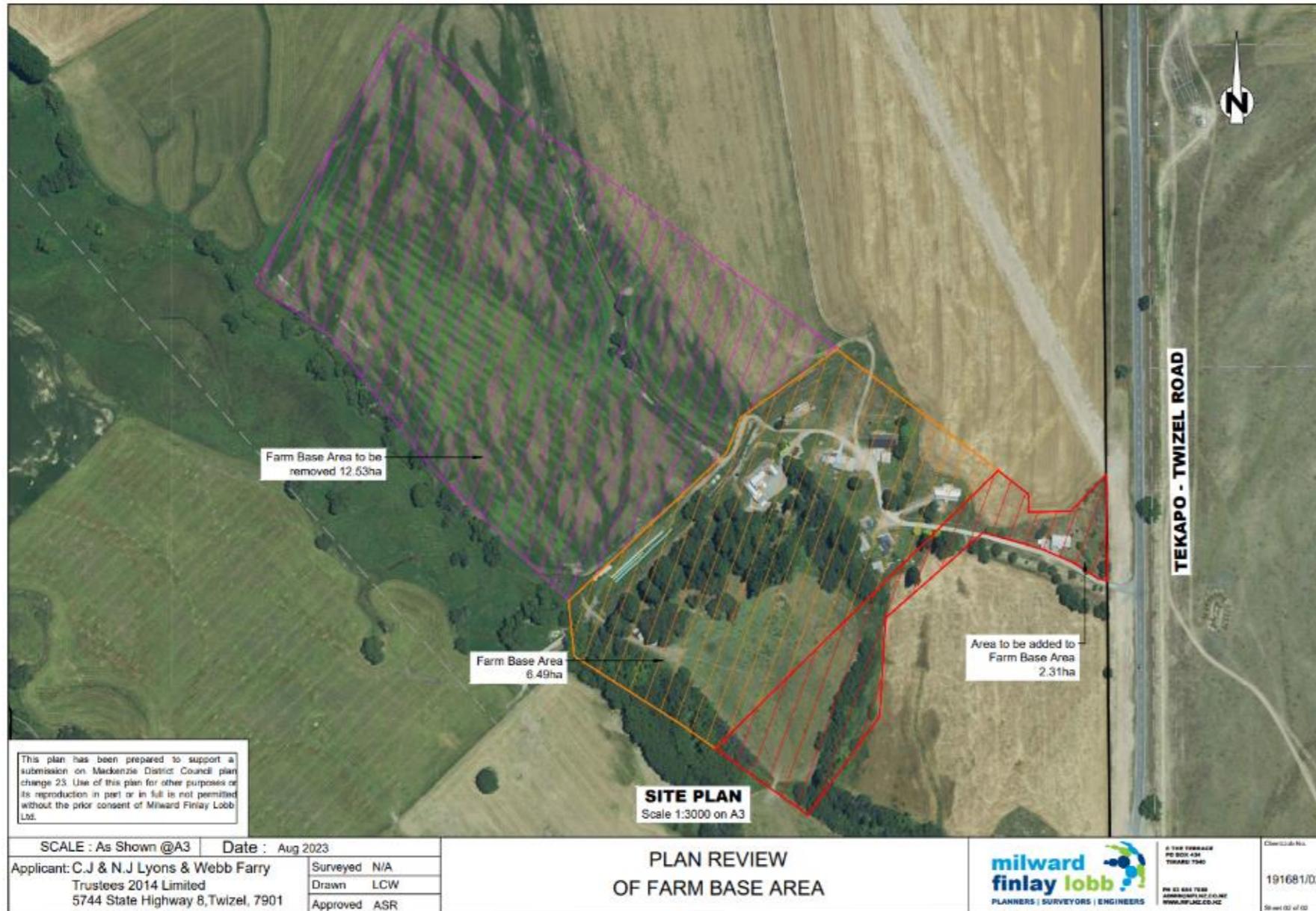


Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Neil and Colleen Lyons and Webb Family Trustees Limited, Submission PC23.42, Submission Point 42.01

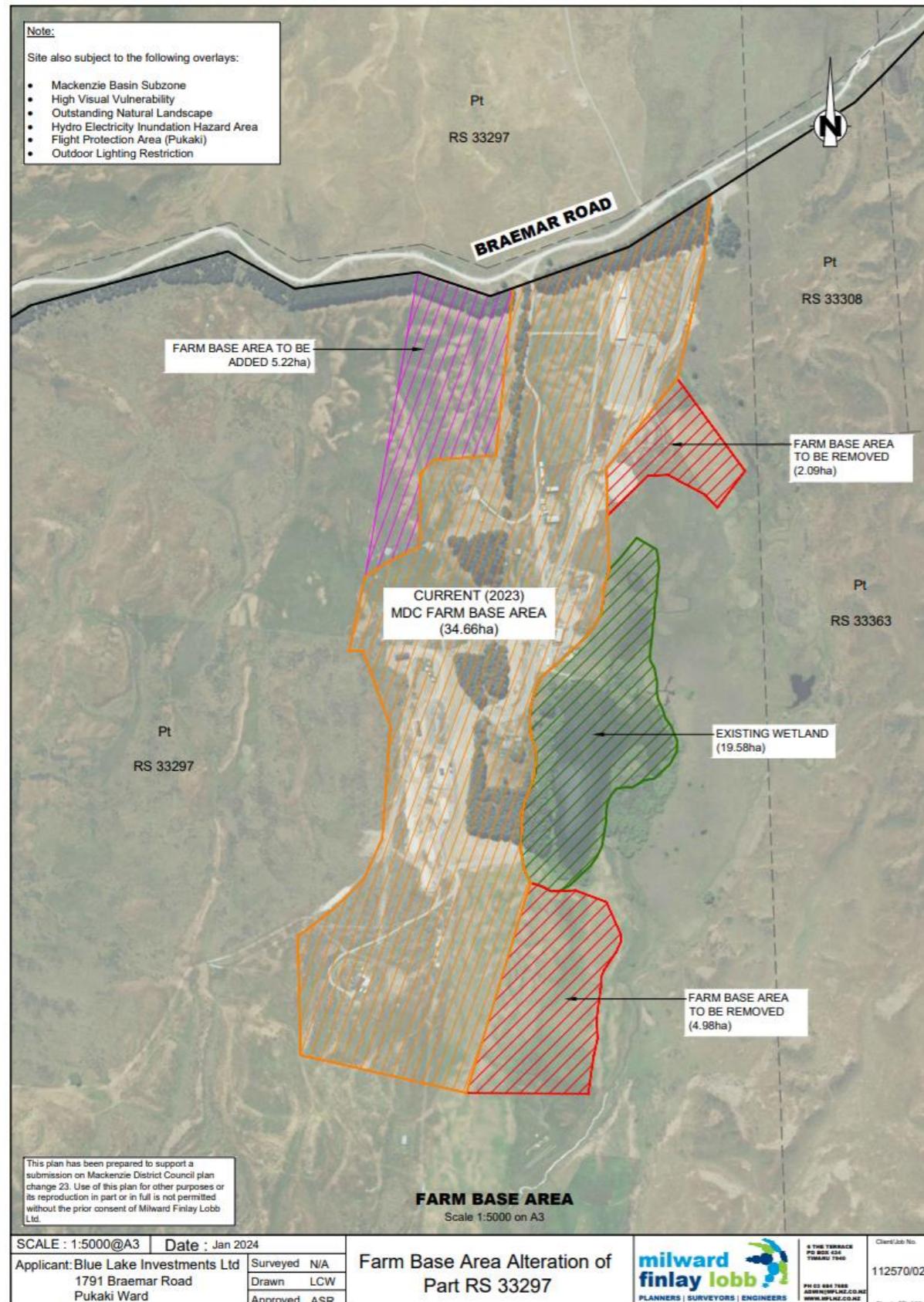


Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character



Plan Change 23 to the Mackenzie District Plan - General Rural Zone, Natural Features and Landscapes, Natural Character

Blue Lake Investment (New Zealand) Limited, Submission PC23.46, Submission Point 46.01



Grampians Station Limited, Submission PC23.52, Submission Point 52.28

ANNEXURE B GEMINI STATION LTD Submission on PC 23

☰ Mackenzie District Plan

Search for an address...

Map Tools

- Alexandrina Hut Settlements Precinct
- Flight Protection Area Glentanner
- Flight Protection Area Tekapo
- Flight Protection Area Pukaki Existing
- NZLRI LUC Classes 1 - 3 (Land Resource Inventory)
- Farm Base Area

Transparency ▾

Legend ▾

Help ▾

Environment Canterbury Regional Council; Hurunui District Council; Waimakariri District Council; Timaru District Council; Waimate District Council; Mac... Powered by Esri

3:144,447

4 km

AREAS TO BE DELETED FROM HPL OVERLAY (approximate)